

STATEMENT OF INFORMATION

1 MALAHANG PARADE, HEIDELBERG WEST, VIC 3081 PREPARED BY ALEX MORGAN, WILLIAM HUXLEY PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$880,000 to \$890,000

Provided by: Alex Morgan, William Huxley Pty Ltd

MEDIAN SALE PRICE

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HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (House)

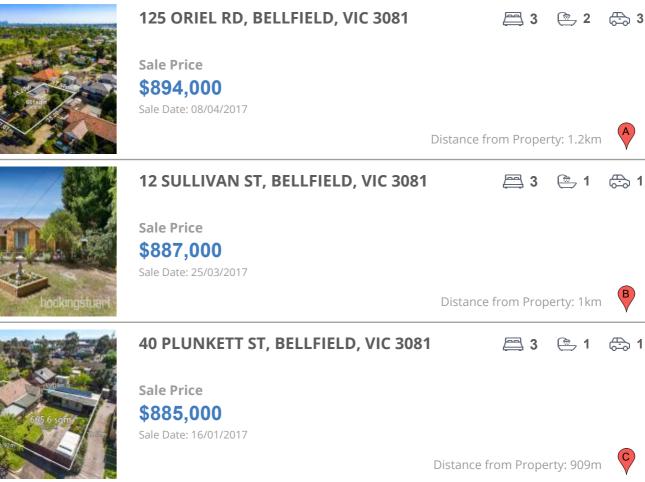
\$687,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

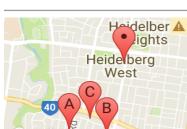
COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 12/09/2017 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1 MALAHANG PARADE, HEIDELBERG WEST, VIC 3081

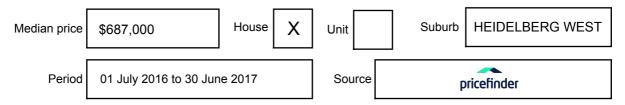
Indicative selling price

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Price Range:

\$880,000 to \$890,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
125 ORIEL RD, BELLFIELD, VIC 3081	\$894,000	08/04/2017
12 SULLIVAN ST, BELLFIELD, VIC 3081	\$887,000	25/03/2017
40 PLUNKETT ST, BELLFIELD, VIC 3081	\$885,000	16/01/2017

