

# STATEMENT OF INFORMATION

23 SOUTH CRESCENT, HEIDELBERG WEST, VIC 3081

PREPARED BY WILLIAM HUXLEY PTY LTD, 657 HIGH STREET KEW EAST

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 23 SOUTH CRESCENT, HEIDELBERG

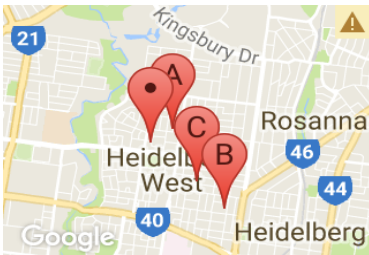
 2  1  2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$790,000**

## MEDIAN SALE PRICE



### HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (House)

**\$726,500**

01 April 2017 to 31 March 2018

Provided by: 

## 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.



### 3 SETANI CRES, HEIDELBERG WEST, VIC 3081

 2  2  1

Sale Price

**\$817,000**

Sale Date: 02/02/2018

Distance from Property: 352m



### 2/51 DRESDEN ST, HEIDELBERG HEIGHTS, VIC

 3  2  2

Sale Price

**\*\$827,500**

Sale Date: 28/04/2018

Distance from Property: 1.4km



### 9 HEFFERNAN WALK, HEIDELBERG HEIGHTS,

 3  2  2

Sale Price

**\$760,000**

Sale Date: 11/12/2017

Distance from Property: 827m



This report has been compiled on 04/05/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

23 SOUTH CRESCENT, HEIDELBERG WEST, VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$790,000

### Median sale price

Median price

\$726,500

House

X

Unit

Suburb

HEIDELBERG WEST

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### 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 |
|--|------------|--------------|
| 3 SETANI CRES, HEIDELBERG WEST, VIC 3081       | \$817,000  | 02/02/2018   |
| 2/51 DRESDEN ST, HEIDELBERG HEIGHTS, VIC 3081  | *\$827,500 | 28/04/2018   |
| 9 HEFFERNAN WALK, HEIDELBERG HEIGHTS, VIC 3081 | \$760,000  | 11/12/2017   |