

STATEMENT OF INFORMATION

81 RAMU PARADE, HEIDELBERG WEST, VIC 3081 PREPARED BY ALEX MORGAN, WILLIAM HUXLEY PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



81 RAMU PARADE, HEIDELBERG WEST, 🕮 3 🕒 1







Indicative Selling Price

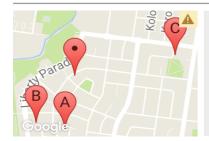
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$500,000 to \$540,000

Provided by: Alex Morgan, William Huxley Pty Ltd

MEDIAN SALE PRICE



HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (House)

\$686,500

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.



33 MOROBE ST, HEIDELBERG WEST, VIC 3081 🚐 2







Sale Price

*\$540,000

Sale Date: 17/05/2017

Distance from Property: 390m







\$540,000

Sale Date: 10/03/2017

Distance from Property: 424m





1/34 BRUNEI CRES, HEIDELBERG WEST, VIC







Sale Price

\$535.600

Sale Date: 04/03/2017

Distance from Property: 672m



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	81 RAMU PARADE, HEIDELBERG WEST, VIC 3081
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Indicative selling price

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

Price Range: \$500,000 to \$540,000

Median sale price

Median price	\$686,500	House	Unit	Suburb	HEIDELBERG WEST
Period	01 July 2016 to 30 Jur	Source	p	ricefinder	

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
33 MOROBE ST, HEIDELBERG WEST, VIC 3081	*\$540,000	17/05/2017
62 MOROBE ST, HEIDELBERG WEST, VIC 3081	\$540,000	10/03/2017
1/34 BRUNEI CRES, HEIDELBERG WEST, VIC 3081	\$535,600	04/03/2017

