

# 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  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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  1  -

Sale Price

**\*\$540,000**

Sale Date: 17/05/2017

Distance from Property: 390m



**62 MOROBE ST, HEIDELBERG WEST, VIC 3081**

 2  1  1

Sale Price

**\$540,000**

Sale Date: 10/03/2017

Distance from Property: 424m



**1/34 BRUNEI CRES, HEIDELBERG WEST, VIC**

 2  1  2

Sale Price

**\$535,600**

Sale Date: 04/03/2017

Distance from Property: 672m



This report has been compiled on 06/08/2017 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2017 - [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

81 RAMU PARADE, 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)

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 June 2017

Source



### 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