

STATEMENT OF INFORMATION

1-2/24 DERNA ST, HEIDELBERG WEST, VIC 3081

PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1-2/24 DERNA ST, HEIDELBERG WEST,

 3  1  2

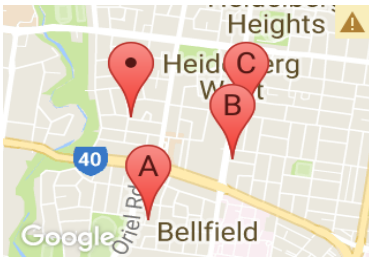
Indicative Selling Price

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

Price Range: \$700,000 to \$750,000

Provided by: Robert Le, William Huxley Pty Ltd

MEDIAN SALE PRICE



HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (House)

\$698,500

01 October 2016 to 30 September 2017

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.



2 ERICA CRT, BELLFIELD, VIC 3081

 2  1  1

Sale Price

\$736,500

Sale Date: 25/05/2017

Distance from Property: 752m



18 DISNEY ST, HEIDELBERG HEIGHTS, VIC

 4  2  2

Sale Price

***\$742,000**

Sale Date: 03/05/2017

Distance from Property: 733m



27 SACKVILLE ST, HEIDELBERG HEIGHTS, VIC

 2  2  2

Sale Price

\$745,000

Sale Date: 20/05/2017

Distance from Property: 752m



This report has been compiled on 16/10/2017 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

1-2/24 DERNA ST, HEIDELBERG WEST, VIC 3081

Indicative selling price

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

Price Range: \$700,000 to \$750,000

Median sale price

Median price

\$698,500

House

Unit

Suburb

HEIDELBERG WEST

Period

01 October 2016 to 30 September 2017

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
2 ERICA CRT, BELLFIELD, VIC 3081	\$736,500	25/05/2017
18 DISNEY ST, HEIDELBERG HEIGHTS, VIC 3081	*\$742,000	03/05/2017
27 SACKVILLE ST, HEIDELBERG HEIGHTS, VIC 3081	\$745,000	20/05/2017