

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/10 North Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$659,989 Property Type Unit Suburb Heidelberg West

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	1/25 Redwood St HEIDELBERG WEST 3081	\$590,000	21/05/2024
2	2/37 Blackwood Pde HEIDELBERG WEST 3081	\$600,000	22/04/2024
3	2/95 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$680,000	08/04/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

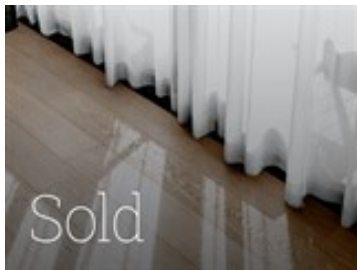
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Property Type: Townhouse

Agent Comments

Comparable Properties



1/25 Redwood St HEIDELBERG WEST 3081
(REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 21/05/2024

Property Type: Townhouse (Res)



2/37 Blackwood Pde HEIDELBERG WEST 3081
(REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 22/04/2024

Property Type: Townhouse (Single)



2/95 Outhwaite Rd HEIDELBERG HEIGHTS
3081 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 08/04/2024

Property Type: Townhouse (Res)

Land Size: 596 sqm approx