

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



164 LIBERTY PARADE, HEIDELBERG

4 2 2

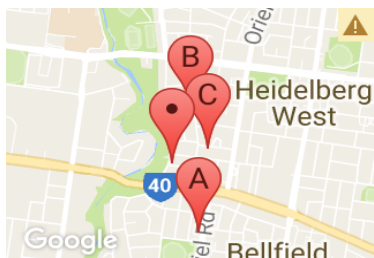
Indicative Selling Price

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

Price Range: **\$900,000 to \$990,000**

Provided by: George Ioannou, Harcourts Preston

MEDIAN SALE PRICE



HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (House)

\$649,000

01 April 2016 to 31 March 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.



125 ORIEL RD, BELLFIELD, VIC 3081

3 2 3

Sale Price

***\$894,000**

Sale Date: 08/04/2017

Distance from Property: 523m



25 MULBERRY PDE, HEIDELBERG WEST, VIC

3 1 2

Sale Price

***\$855,000**

Sale Date: 08/04/2017

Distance from Property: 394m



19 DERNA ST, HEIDELBERG WEST, VIC 3081

2 1 2

Sale Price

***\$752,000**

Sale Date: 18/03/2017

Distance from Property: 255m



This report has been compiled on 21/06/2017 by Harcourts Preston. 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

164 LIBERTY PARADE, HEIDELBERG WEST, VIC 3081

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price \$649,000

House

Unit

Suburb

HEIDELBERG WEST

Period 01 April 2016 to 31 March 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
125 ORIEL RD, BELLFIELD, VIC 3081	*\$894,000	08/04/2017
25 MULBERRY PDE, HEIDELBERG WEST, VIC 3081	*\$855,000	08/04/2017
19 DERNA ST, HEIDELBERG WEST, VIC 3081	*\$752,000	18/03/2017