

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

1/2 North Crescent, Heidelberg West Vic 3081
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Indicative selling price

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

Range between

\$590,000

 &

\$620,000

Median sale price

Median price

\$750,000

 Property Type

Townhouse

 Suburb

Heidelberg West

Period - From

01/03/2023

 to

29/02/2024

 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	2/517 Waterdale Rd HEIDELBERG WEST 3081	\$620,000	09/10/2023
2	1/449 Waterdale Rd HEIDELBERG WEST 3081	\$600,000	25/10/2023
3	7/12 Ramu Pde HEIDELBERG WEST 3081	\$600,000	26/10/2023

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:

01/03/2024 12:16



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Townhouse Price

01/03/2023 - 29/02/2024: \$750,000

Comparable Properties



2/517 Waterdale Rd HEIDELBERG WEST 3081 Agent Comments
(REI/VG)

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Price: \$620,000

Method: Private Sale

Date: 09/10/2023

Property Type: Unit



1/449 Waterdale Rd HEIDELBERG WEST 3081 Agent Comments
(REI/VG)

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Price: \$600,000

Method: Private Sale

Date: 25/10/2023

Property Type: Townhouse (Single)



7/12 Ramu Pde HEIDELBERG WEST 3081 Agent Comments
(REI/VG)

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Price: \$600,000

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment