

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

11a Cypress Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price \$699,000

Median sale price

Median price \$662,000

Property Type Unit

Suburb Heidelberg West

Period - From 11/09/2021

to 10/09/2022

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	76 Pacific Dr HEIDELBERG WEST 3081	\$650,000	02/07/2022
2			
3			

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:

11/09/2022 15:41



 2+  2  2+

Property Type: Unit

Agent Comments

Indicative Selling Price

\$699,000

Median Unit Price

11/09/2021 - 10/09/2022: \$662,000

Comparable Properties



76 Pacific Dr HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  1  1

Price: \$650,000

Method: Private Sale

Date: 02/07/2022

Rooms: 6

Property Type: House (Res)

Land Size: 378 sqm approx

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.