Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	1 & 4/7 Leyte Parade, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
2 Bed, 2 Bath, 1 Car		Or range between	$600,000	&	$650,000
3 Bed, 2 Bath, 1 Car		Or range between	$750,000	&	$800,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$659,989		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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
2 Bed, 2 Bath, 1 Car	2/7 Leyte Pde HEIDELBERG WEST 3081	$646,000	29/08/2024
	2/37 Blackwood Pde HEIDELBERG WEST 3081	$600,000	22/04/2024
	1/489 Waterdale Rd HEIDELBERG WEST 3081	$587,000	18/03/2024

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
3 Bed, 2 Bath, 1 Car	3/7 Leyte Pde HEIDELBERG WEST 3081	$800,000	22/08/2024
	4/10-14 Francis St HEIDELBERG HEIGHTS 3081	$746,000	17/08/2024
	1/455 Waterdale Rd HEIDELBERG WEST 3081	$735,000	10/05/2024

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**

OR

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

This Statement of Information was prepared on:	05/09/2024 11:11