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	176 Oriel Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $800,000 Property Type House Suburb Heidelberg West

Period - From 01/07/2024 to 30/09/2024 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	66 Bonar St HEIDELBERG HEIGHTS 3081	$840,000	19/12/2024
2	4 East St HEIDELBERG WEST 3081	$830,000	10/12/2024
3	17 Disney St HEIDELBERG HEIGHTS 3081	$855,000	07/08/2024

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: 17/01/2025 11:10

176 Oriel Road, Heidelberg West Vic 3081

Nelson Alexander



3 2 1

Rooms: 4
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
September quarter 2024: $800,000

Comparable Properties



66 Bonar St HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $840,000
Method: Private Sale
Date: 19/12/2024
Property Type: House

Agent Comments



4 East St HEIDELBERG WEST 3081 (REI)

3 2 2

Price: $830,000
Method: Private Sale
Date: 10/12/2024
Property Type: House

Agent Comments



17 Disney St HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 2

Price: $855,000
Method: Private Sale
Date: 07/08/2024
Property Type: House
Land Size: 184 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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