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	7/51 MOROTAI 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)

~~Single Price~~		or range between	$730,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$524,000	Property type	Unit	Suburb	Heidelberg West
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 6 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
3/51 MOROTAI PARADE HEIDELBERG WEST VIC 3081	$830,000	29-Jun-24
4/51 MOROTAI PARADE HEIDELBERG WEST VIC 3081	$805,000	13-Jul-24
25 DERNA STREET HEIDELBERG WEST VIC 3081	$769,000	13-May-24

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 6 months.~~

This Statement of Information was prepared on: 19 July 2024

CONSUMER AFFAIRS VICTORIA

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3/51 MOROTAI PARADE HEIDELBERG WEST VIC 3081

3 2 1

Sold Price RS $830,000 Sold Date 29-Jun-24

Distance 0.03km

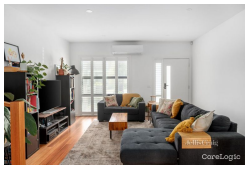


4/51 MOROTAI PARADE HEIDELBERG WEST VIC 3081

3 2 1

Sold Price RS $805,000 Sold Date 13-Jul-24

Distance 0.02km



25 DERNA STREET HEIDELBERG WEST VIC 3081

3 2 1

Sold Price $769,000 Sold Date 13-May-24

Distance 0.44km

RS = Recent sale **UN** = Undisclosed Sale

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