

# 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 2/13 Redwood Street, Heidelberg West Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$655,500 Property Type Unit Suburb Heidelberg West

Period - From 01/10/2020 to 30/09/2021 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	2/110 Porter Rd HEIDELBERG HEIGHTS 3081	\$812,000	10/11/2021
2	1/37 Blackwood Pde HEIDELBERG WEST 3081	\$721,000	10/11/2021
3	5/34 Miller St HEIDELBERG HEIGHTS 3081	\$720,000	17/11/2021

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: 18/01/2022 12:45

2/13 Redwood Street, Heidelberg West Vic 3081

Nathan Papadopoulos  
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2 2 1

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
Year ending September 2021: \$655,500

## Comparable Properties



**2/110 Porter Rd HEIDELBERG HEIGHTS 3081** **Agent Comments**  
(REI/VG)

2 2 1

**Price:** \$812,000  
**Method:** Private Sale  
**Date:** 10/11/2021  
**Property Type:** Townhouse (Single)



**1/37 Blackwood Pde HEIDELBERG WEST 3081** **Agent Comments**  
(REI)

2 2 1

**Price:** \$721,000  
**Method:** Auction Sale  
**Date:** 10/11/2021  
**Property Type:** Townhouse (Res)



**5/34 Miller St HEIDELBERG HEIGHTS 3081** **Agent Comments**  
(REI/VG)

2 2 1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 17/11/2021  
**Rooms:** 4  
**Property Type:** Townhouse (Res)

**Account - Ray White Manningham** | P: 8841 2000 | F: 03 8841 2099



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