

# 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 35 Brunei Crescent, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$770,000 Property Type House 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 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	410 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$1,045,000	24/08/2024
2	24 Tobruk Av HEIDELBERG WEST 3081	\$1,050,000	31/07/2024
3	41 Coomalie Cr HEIDELBERG WEST 3081	\$1,055,000	13/04/2024

**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: 02/09/2024 09:34



 4   
  1   
  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

June quarter 2024: \$770,000

## Comparable Properties



**410 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,045,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** House (Res)

**Land Size:** 629 sqm approx



**24 Tobruk Av HEIDELBERG WEST 3081 (REI)**

Agent Comments

 3   
  1   
  1

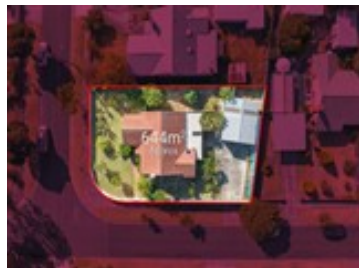
**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 31/07/2024

**Property Type:** House (Res)

**Land Size:** 649 sqm approx



**41 Coomalie Cr HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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