

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1, 2 & 3/173 Southern Road, HEIDELBERG WEST 3081

### Indicative selling price

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

**Range \$520,000 - \$560,000**

### Median sale price

Median **Unit** for **HEIDELBERG WEST** for period **Oct2016 - Mar 2017**

Sourced from **Pricefinder**.

**\$433,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**4/21 Carbeena Parade,**  
Heidelberg West 3081

Price **\$520,000** Sold 03 April  
2017

**3/15 Alfred Street,**  
Heidelberg Heights 3081

Price **\$523,000** Sold 08  
March 2017

**1 Malpas Street,**  
Preston 3072

Price **\$530,000** Sold 06  
February 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



2 beds



1 baths

### Ray White Preston

363 High Street,  
Preston VIC 3072

### Contact agents



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**RayWhite**