# 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

1 Pandanus Court, Heidelberg West Vic 3081

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$700,000		&		\$770,000					
Median sale p	ledian sale price									
Median price	\$780,500	Pro	operty Type	Hous	se		Suburb	Heidelberg West		
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9 Timor Pde HEIDELBERG WEST 3081	\$740,000	09/05/2025
2	29 Pacific Dr HEIDELBERG WEST 3081	\$715,000	18/11/2024
3	296 Oriel Rd HEIDELBERG WEST 3081	\$710,000	19/09/2024

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:

14/05/2025 09:50



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Property Type: Divorce/Estate/Family Transfers Land Size: 595 sqm approx Agent Comments

## COLLINGS Brandon Moraitis

0404 237 029 brandon@collings.com.au

Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending March 2025: \$780,500

# **Comparable Properties**



9 Timor Pde HEIDELBERG WEST 3081 (REI)



Price: \$740,000 Method: Private Sale Date: 09/05/2025 Property Type: House Land Size: 668 sqm approx

### 29 Pacific Dr HEIDELBERG WEST 3081 (VG)

Agent Comments

Agent Comments



Price: \$715,000 Method: Sale Date: 18/11/2024 Property Type: House (Res) Land Size: 590 sqm approx



296 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$710,000 Method: Private Sale Date: 19/09/2024 Property Type: House (Res) Land Size: 583 sqm approx

## Account - Collings Real Estate | P: 03 9486 2000



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