# 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

1/100 Porter Road, Heidelberg Heights Vic 3081

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$680,000		&		\$740,000					
Median sale p	rice									
Median price	\$730,500	Pro	operty Type	Unit			Suburb	Heidelberg Heights		
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	3/44 Porter Rd HEIDELBERG HEIGHTS 3081	\$715,000	16/04/2024
2	4/138 Porter Rd HEIDELBERG HEIGHTS 3081	\$705,000	01/03/2024
3	3/36 Porter Rd HEIDELBERG HEIGHTS 3081	\$675,000	09/04/2024

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:

22/05/2024 14:31









**Property Type:** Agent Comments Indicative Selling Price \$680,000 - \$740,000 Median Unit Price Year ending March 2024: \$730,500

# **Comparable Properties**



3/44 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments (REI)



Price: \$715,000 Method: Private Sale Date: 16/04/2024 Property Type: Townhouse (Single)



4/138 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments (REI/VG)



Price: \$705,000 Method: Private Sale Date: 01/03/2024 Property Type: Townhouse (Res)



3/36 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments (REI)



Price: \$675,000 Method: Private Sale Date: 09/04/2024 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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