

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

1/78 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$945,000 & \$1,039,500

Median sale price

Median price \$985,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2023 to 31/12/2023 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	187 Grandview Gr ROSANNA 3084	\$990,000	20/10/2023
2	21 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$980,000	15/09/2023
3	2/32 Shelley St HEIDELBERG HEIGHTS 3081	\$960,000	11/10/2023

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:

24/01/2024 11:17



Property Type:

Agent Comments

Indicative Selling Price

\$945,000 - \$1,039,500

Median House Price

Year ending December 2023: \$985,000

Comparable Properties



187 Grandview Gr ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 20/10/2023

Property Type: House (Res)

Land Size: 193 sqm approx



21 Heffernan Wlk HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$980,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: Townhouse (Single)

Land Size: 308 sqm approx



2/32 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 11/10/2023

Property Type: Townhouse (Single)