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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$945,000		&		\$1,039,500			
Median sale pr	rice							
Median price	\$985,000	Pro	operty Type	Hou	se		Suburb	Heidelberg Heights
Period - From	01/01/2023	to	31/12/2023		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	187 Grandview Gr ROSANNA 3084	\$990,000	20/10/2023
2	21 Heffernan WIk 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



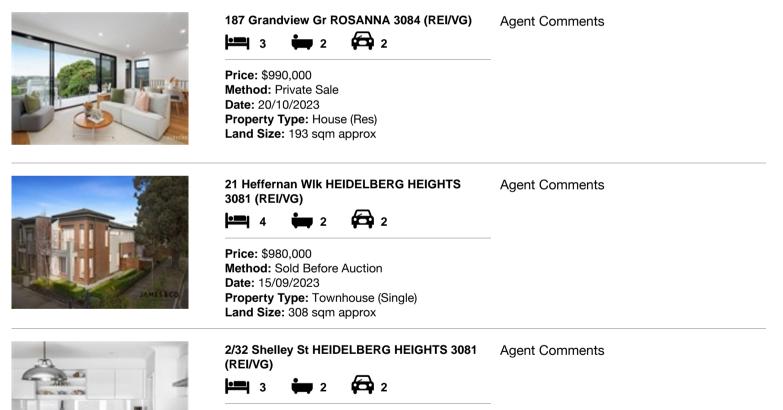
Program B MapTiler © OpenStreetMap contributors



Property Type: Agent Comments COLLINGS Spiros Vamvalis 0420 747 919 spiros@collings.com.au

Indicative Selling Price \$945,000 - \$1,039,500 Median House Price Year ending December 2023: \$985,000

Comparable Properties



Price: \$960,000 Method: Private Sale Date: 11/10/2023 Property Type: Townhouse (Single)

Account - Collings Real Estate | P: 03 9486 2000

propertydata



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