Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 163 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price	\$1,025,000	Pro	perty Type	House		Suburb	Heidelberg Heights
Period - From	01/10/2023	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

	aress of comparable property	1 1100	Date of Sale
1	31 Haig St HEIDELBERG HEIGHTS 3081	\$1,350,000	05/09/2023
2	8 Altona St HEIDELBERG HEIGHTS 3081	\$1,350,000	10/10/2023
3	120 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,250,000	09/09/2023

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:	04/03/2024 10:01



Date of sale







Rooms: 4

Property Type: House (Res) **Land Size:** 929 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price

December quarter 2023: \$1,025,000

Comparable Properties



31 Haig St HEIDELBERG HEIGHTS 3081

(REI/VG)

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Price: \$1,350,000 Method: Private Sale Date: 05/09/2023 Property Type: House Land Size: 942 sqm approx **Agent Comments**

Agent Comments



8 Altona St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

-2



7-7

Price: \$1,350,000 **Method:** Private Sale **Date:** 10/10/2023 **Rooms:** 5

Property Type: House (Res) **Land Size:** 936 sqm approx



120 Porter Rd HEIDELBERG HEIGHTS 3081

(REI)

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Price: \$1,250,000 **Method:** Auction Sale **Date:** 09/09/2023

Property Type: House (Res) Land Size: 929 sqm approx





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

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