

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

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

 Property 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	Price	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



2
 1
 0

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)

Agent Comments

3
 1
 1

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



8 Altona St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

2
 1
 1

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)

Agent Comments

2
 1
 2

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