

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

169 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,100,000 & \$1,175,000

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.

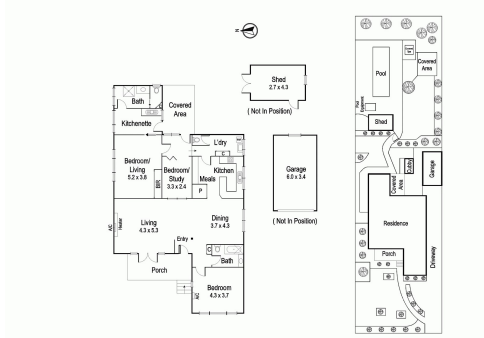
	Address of comparable property	Price	Date of sale
1	120 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,250,000	09/09/2023
2	55 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,150,000	30/11/2023
3	163 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,130,000	06/10/2023

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:

25/02/2024 21:40



3 2 1

Property Type: House
Land Size: 929 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,175,000
Median House Price
 December quarter 2023: \$1,025,000

Comparable Properties



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



55 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

[Agent Comments](#)

2 1 2

Price: \$1,150,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 981 sqm approx



163 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,130,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 928 sqm approx

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