Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 2/137 Porter Road, Heidelberg Heights Vic 3081 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$880,000 & \$950,0 | ,000 |
|-----------------------------------|------|
|-----------------------------------|------|

Median sale price

| Median price | \$775,250 | Pro | perty Type T | ownhouse | | Suburb | Heidelberg Heights |
|---------------|------------|-----|--------------|----------|--------|--------|--------------------|
| Period - From | 21/02/2023 | to | 20/02/2024 | | 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 | 8/99 Porter Rd HEIDELBERG HEIGHTS 3081 | \$995,000 | 10/02/2024 |
| 2 | 3/9 Porter Rd HEIDELBERG HEIGHTS 3081 | \$854,000 | 13/09/2023 |
| 3 | 4/139 Porter Rd HEIDELBERG HEIGHTS 3081 | \$800,000 | 15/12/2023 |

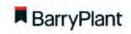
OR

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: | 21/02/2024 09:31 |
|--|------------------|



Date of sale



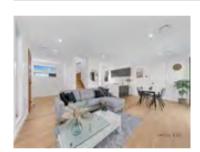




Property Type: Townhouse (Res) Land Size: 127 sqm approx **Agent Comments**

Indicative Selling Price \$880,000 - \$950,000 **Median Townhouse Price** 21/02/2023 - 20/02/2024: \$775,250

Comparable Properties



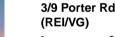
8/99 Porter Rd HEIDELBERG HEIGHTS 3081

(REI) **-**3

Price: \$995,000 Method: Auction Sale Date: 10/02/2024

Property Type: Townhouse (Res)

Agent Comments



3/9 Porter Rd HEIDELBERG HEIGHTS 3081

Price: \$854,000 Method: Private Sale Date: 13/09/2023 Property Type: House Agent Comments

Agent Comments



4/139 Porter Rd HEIDELBERG HEIGHTS 3081

(REI/VG)

= 3

Price: \$800,000 Method: Private Sale Date: 15/12/2023

Property Type: Townhouse (Single) Land Size: 223 sqm approx

Account - Barry Plant | P: (03) 9431 1243



