

# 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 2/137 Porter Road, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$775,250 Property Type Townhouse 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          | Price     | 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



3   2   2

**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)**

Agent Comments

3   2   2

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Townhouse (Res)



**3/9 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$854,000

**Method:** Private Sale

**Date:** 13/09/2023

**Property Type:** House



**4/139 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** Townhouse (Single)

**Land Size:** 223 sqm approx

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