

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 2/167 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$970,000 & \$1,050,000

Median sale price

Median price \$995,000 Property Type House Suburb Heidelberg Heights

Period - From 01/04/2023 to 31/03/2024 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	38 Strathallan Rd MACLEOD 3085	\$990,000	28/10/2023
2	3/272 Waiora Rd MACLEOD 3085	\$1,050,000	05/02/2024
3	40 Bronte St HEIDELBERG 3084	\$1,063,000	12/12/2023

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: 24/04/2024 07:04

2/167 Porter Road, Heidelberg Heights Vic 3081



 4  2  2

Rooms: 6
Property Type: Townhouse
(Single)
Land Size: 309 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$970,000 - \$1,050,000
Median House Price
Year ending March 2024: \$995,000

Comparable Properties



38 Strathallan Rd MACLEOD 3085 (REI)

[Agent Comments](#)

 3  1  1

Price: \$990,000
Method: Auction Sale
Date: 28/10/2023
Rooms: 4
Property Type: House (Res)
Land Size: 434 sqm approx



3/272 Waiora Rd MACLEOD 3085 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 05/02/2024
Property Type: House



40 Bronte St HEIDELBERG 3084 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,063,000
Method: Sold Before Auction
Date: 12/12/2023
Property Type: House (Res)
Land Size: 371 sqm approx

Account - Jellis Craig | P: 03 94598111



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