

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 2/84 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2023 to 30/09/2023 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	54 Southern Rd HEIDELBERG HEIGHTS 3081	\$860,000	12/08/2023
2	60 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$841,500	05/08/2023
3	2/32 Waiora Rd ROSANNA 3084	\$720,000	29/09/2023

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: 20/11/2023 16:17



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Property Type: Unit
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
September quarter 2023: \$740,000

Comparable Properties



54 Southern Rd HEIDELBERG HEIGHTS 3081 **Agent Comments**
(REI/VG)

 3  1  2

Price: \$860,000
Method: Sold Before Auction
Date: 12/08/2023
Property Type: House (Res)
Land Size: 371 sqm approx



60 Outwaite Rd HEIDELBERG HEIGHTS 3081 **Agent Comments**
(REI/VG)

 3  1  2

Price: \$841,500
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 256 sqm approx



2/32 Waiora Rd ROSANNA 3084 (REI/VG) **Agent Comments**

 3  1  2

Price: \$720,000
Method: Private Sale
Date: 29/09/2023
Rooms: 4
Property Type: Unit

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