Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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	Range between	\$750,000	&	\$790,000
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Median sale price

Median price \$740,000	Prope	erty Type Uni	t	Suburb	Heidelberg Heights
Period - From 01/07/2023	to 30	0/09/2023	Sour	ce 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	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

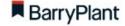
OR

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



Date of sale







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

(REI/VG)

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• 1



Price: \$860,000

Method: Sold Before Auction

Date: 12/08/2023

Property Type: House (Res) **Land Size:** 371 sqm approx

Agent Comments



60 Outhwaite Rd HEIDELBERG HEIGHTS 3081 Agent Comments

(REI/VG)

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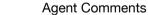


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Method: Auction Sale
Date: 05/08/2023
Property Type: House

Price: \$841.500

Property Type: House (Res) **Land Size:** 256 sqm approx





2/32 Waiora Rd ROSANNA 3084 (REI/VG)

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

Property Type: Unit

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



