

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

1/32 Porter Rd, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$790,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 23/11/2020 to 22/11/2021 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	8/63-65 Brown St HEIDELBERG 3084	\$919,000	29/09/2021
2	3/568 Upper Heidelberg Rd HEIDELBERG 3084	\$850,000	04/09/2021
3	3/63 Cape St HEIDELBERG 3084	\$850,000	20/11/2021

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:

23/11/2021 13:21

1/32 Porter Rd, Heidelberg Heights Vic 3081

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Townhouse Price
23/11/2020 - 22/11/2021: \$790,000

Comparable Properties



8/63-65 Brown St HEIDELBERG 3084 (REI)

Agent Comments

3 2 2

Price: \$919,000

Method: Sold Before Auction

Date: 29/09/2021

Property Type: Townhouse (Res)



3/568 Upper Heidelberg Rd HEIDELBERG 3084 (REI) **Agent Comments**

3 1 2

Price: \$850,000

Method: Private Sale

Date: 04/09/2021

Rooms: 6

Property Type: Townhouse (Res)



3/63 Cape St HEIDELBERG 3084 (REI)

Agent Comments

3 2 1

Price: \$850,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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