

## 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

4/138 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

5/147 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081	\$700,000	05-Nov-23
3/6 LAUREL COURT HEIDELBERG HEIGHTS VIC 3081	\$711,000	27-Nov-23
2/5 MILTON COURT HEIDELBERG HEIGHTS VIC 3081	\$740,000	28-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 05 February 2024



**5/147 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081**

Sold Price

**\$700,000**

Sold Date

**05-Nov-23**

2

1

1

Distance

**0.22km**



**3/6 LAUREL COURT HEIDELBERG HEIGHTS VIC 3081**

Sold Price

**\$711,000**

Sold Date

**27-Nov-23**

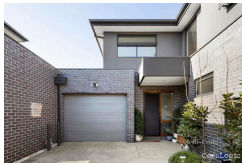
2

2

1

Distance

**0.47km**



**2/5 MILTON COURT HEIDELBERG HEIGHTS VIC 3081**

Sold Price

**\$740,000**

Sold Date

**28-Oct-23**

2

2

1

Distance

**1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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