

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

2/183 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$675,753 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2019 to 30/09/2020 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	2/129 Porter Rd HEIDELBERG HEIGHTS 3081	\$625,000	13/07/2020
2	10/455 Waterdale Rd HEIDELBERG WEST 3081	\$611,000	28/07/2020
3	2/176 Porter Rd HEIDELBERG HEIGHTS 3081	\$560,000	10/07/2020

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:

29/10/2020 21:48



Rooms: 5
Property Type: Villa Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending September 2020: \$675,753

Comparable Properties



2/129 Porter Rd HEIDELBERG HEIGHTS 3081 (VG) **Agent Comments**



Price: \$625,000
Method: Sale
Date: 13/07/2020
Property Type: Flat/Unit/Apartment (Res)

10/455 Waterdale Rd HEIDELBERG WEST 3081 (VG) **Agent Comments**



Price: \$611,000
Method: Sale
Date: 28/07/2020
Property Type: Townhouse (Single)

2/176 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG) **Agent Comments**



Price: \$560,000
Method: Sold Before Auction
Date: 10/07/2020
Property Type: Townhouse (Res)