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

2/183 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
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Median sale price

Median price	\$675,753	Pro	perty Type U	nit		Suburb	Heidelberg Heights
Period - From	01/10/2019	to	30/09/2020	So	ource	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	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.

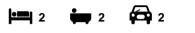
This Statement of Information was prepared on:	29/10/2020 21:48



Date of sale



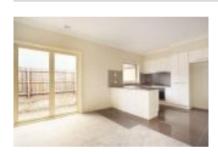




Rooms: 5
Property Type: Villa Unit
Agent Comments

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)

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Price: \$625,000 Method: Sale Date: 13/07/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

10/455 Waterdale Rd HEIDELBERG WEST

3081 (VG)

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Price: \$611,000 Method: Sale Date: 28/07/2020

Property Type: Townhouse (Single)

Agent Comments

Agent Comments

2/176 Porter Rd HEIDELBERG HEIGHTS 3081

(REI/VG)

-2





Price: \$560.000

Method: Sold Before Auction

Date: 10/07/2020

Property Type: Townhouse (Res)

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



