

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

120 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$930,000 Property Type House Suburb Heidelberg Heights

Period - From 21/11/2023 to 20/11/2024 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	36 May St MACLEOD 3085	\$1,193,000	09/11/2024
2	75 Altona St HEIDELBERG HEIGHTS 3081	\$1,180,000	25/07/2024
3	10 Bonar St HEIDELBERG HEIGHTS 3081	\$1,275,000	29/06/2024

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:

21/11/2024 16:09



Property Type: House (Res)

Land Size: 929 sqm approx

Agent Comments

Comparable Properties



36 May St MACLEOD 3085 (REI)

Agent Comments



Price: \$1,193,000

Method: Auction Sale

Date: 09/11/2024

Rooms: 4

Property Type: House (Res)

Land Size: 687 sqm approx



75 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 25/07/2024

Property Type: House (Res)

Land Size: 864 sqm approx



10 Bonar St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 29/06/2024

Property Type: House (Res)

Land Size: 792 sqm approx