# 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

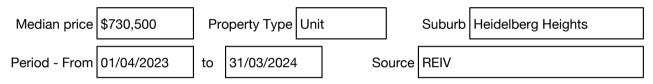
1/100 Porter Road, Heidelberg Heights Vic 3081

### Indicative selling price

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Single price \$699,000

#### Median sale price



## 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 sixmonths 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	5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$685,000	17/02/2024
2	3/36 Porter Rd HEIDELBERG HEIGHTS 3081	\$665,000	26/03/2024
3			

OR

**B**<sup>\*</sup> 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:

24/06/2024 09:18









**Property Type:** Unit Agent Comments

Indicative Selling Price \$699,000 Median Unit Price Year ending March 2024: \$730,500

# **Comparable Properties**



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.

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata



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