

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$699,000

### Median sale price

Median price

\$730,500

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/04/2023

to

31/03/2024

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 | 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\*~~ 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



2 1

Property Type: Unit  
Agent Comments

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

## Comparable Properties



5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081 Agent Comments  
(REI/VG)

2 1 1

Price: \$685,000  
Method: Auction Sale  
Date: 17/02/2024  
Property Type: Unit  
Land Size: 175 sqm approx



3/36 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments  
(REI/VG)

2 1 1

Price: \$665,000  
Method: Private Sale  
Date: 26/03/2024  
Rooms: 3  
Property Type: Townhouse (Res)

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.