

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

3/9 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

2/3 CHAUVEL STREET HEIDELBERG HEIGHTS VIC 3081	\$830,000	17-Sep-22
25 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$860,000	20-Dec-22
1/12 SWANSTON STREET HEIDELBERG HEIGHTS VIC 3081	\$850,000	15-Mar-22

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 6 months.

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**2/3 CHAUVEL STREET
HEIDELBERG HEIGHTS VIC 3081**

3 2 2

Sold Price **\$830,000** Sold Date **17-Sep-22**

Distance **0.25km**



**25 BAKER CRESCENT HEIDELBERG
HEIGHTS VIC 3081**

3 2 2

Sold Price **\$860,000** Sold Date **20-Dec-22**

Distance **0.43km**



**1/12 SWANSTON STREET
HEIDELBERG HEIGHTS VIC 3081**

3 2 2

Sold Price **\$850,000** Sold Date **15-Mar-22**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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