



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median House Price
March quarter 2017: \$892,000

Comparable Properties



2/34 Bamfield Rd HEIDELBERG HEIGHTS 3081 Agent Comments
(REI)



Price: \$715,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: Townhouse (Res)



6/34 Bonar St HEIDELBERG HEIGHTS 3081 Agent Comments
(REI/VG)



Price: \$706,750
Method: Auction Sale
Date: 11/02/2017
Rooms: -
Property Type: Townhouse (Res)



42 Haig St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$698,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 5
Property Type: Townhouse (Res)

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

4/139 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$892,000

House X

Suburb Heidelberg Heights

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
2/34 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$715,000	27/05/2017
6/34 Bonar St HEIDELBERG HEIGHTS 3081	\$706,750	11/02/2017
42 Haig St HEIDELBERG HEIGHTS 3081	\$698,000	17/06/2017