





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)

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**€** 2

Price: \$715,000 Method: Auction Sale Date: 27/05/2017

Rooms: 5

Property Type: Townhouse (Res)



6/34 Bonar St HEIDELBERG HEIGHTS 3081

(REI/VG)

3

**Price:** \$706,750 **Method:** Auction Sale **Date:** 11/02/2017

Rooms: -

Property Type: Townhouse (Res)



42 Haig St HEIDELBERG HEIGHTS 3081 (REI)

*←* 

**Price:** \$698,000 **Method:** Auction Sale **Date:** 17/06/2017

Rooms: 5

Property Type: Townhouse (Res)

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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## 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	4/139 Porter Road, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

## Indicative selling price

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

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





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