

# 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

55 Waiora 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

\$1,200,000

### Median sale price

Median price

\$1,002,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/07/2023

to

30/09/2023

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.

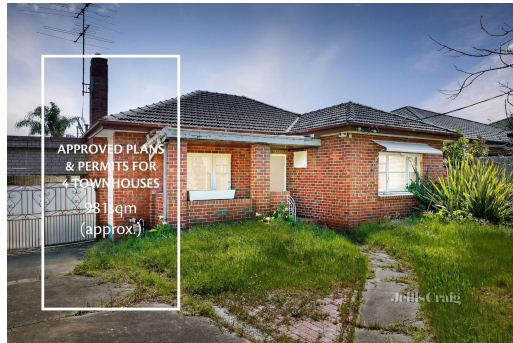
|   | Address of comparable property        | Price       | Date of sale |
|---|---------------------------------------|-------------|--------------|
| 1 | 120 Porter Rd HEIDELBERG HEIGHTS 3081 | \$1,250,000 | 09/09/2023   |
| 2 | 90 Porter Rd HEIDELBERG HEIGHTS 3081  | \$1,200,000 | 02/09/2023   |
| 3 | 163 Waiora Rd HEIDELBERG HEIGHTS 3081 | \$1,130,000 | 06/10/2023   |

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:

27/11/2023 12:22



2 1 2

**Property Type:** House (Res)

**Land Size:** 981 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000

**Median House Price**

September quarter 2023: \$1,002,000

## Comparable Properties



**120 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

2 1 2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 929 sqm approx



**90 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

3 1 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 02/09/2023

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 929 sqm approx



**163 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

3 1 2

**Price:** \$1,130,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** House

**Land Size:** 928 sqm approx

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