# 213 Waiora Road, Heidelberg Heights Vic 3081



3 Bed 2 Bath 2 Car

Rooms: 2

Property Type: House Land Size: 929 sqm approx Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price December quarter 2023: \$1,025,000

# **Comparable Properties**



90 Porter Road, Heidelberg Heights 3081 (REI/VG)

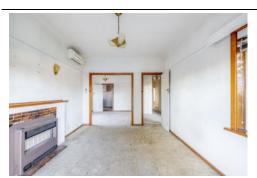
3 Bed 1 Bath 2 Car Price: \$1,200,000 Method: Private Sale Date: 02/09/2023

Rooms: 5

**Property Type:** House (res) **Land Size:** 929 sqm approx

Agent Comments: Similar location & land size, inferior

accommodation, similar condition



163 Waiora Road, Heidelberg Heights 3081 (REI/VG)

3 Bed 1 Bath 2 Car Price: \$1,130,000 Method: Private Sale Date: 06/10/2023 Property Type: House Land Size: 928 sqm approx

Agent Comments: Same location & land size, similar

accommodation, inferior condition



53 Chapman Street, Macleod 3085 (REI)

3 Bed 2 Bath 3 Car Price: \$1,125,000 Method: Auction Sale Date: 17/02/2024

**Property Type:** House (Res) **Land Size:** 1076 sqm approx

**Agent Comments:** Superior land size, same accommodation, inferior condition, similar location

### Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	pertv	offered	for	sale
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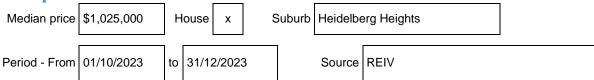
Address	
Including suburb or	213 Waiora Road, Heidelberg Heights Vic 3081
locality and postcode	

## **Indicative selling price**

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

Range between \$1,100,000 & \$1,210,000

### Median sale price



### **Comparable property sales**

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
90 Porter Road, HEIDELBERG HEIGHTS 3081	\$1,200,000	02/09/2023
163 Waiora Road, HEIDELBERG HEIGHTS 3081	\$1,130,000	06/10/2023
53 Chapman Street, MACLEOD 3085	\$1,125,000	17/02/2024

This Statement of Information was prepared on: 20/02/2024 18:25

