

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

1/151 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 & \$720,000

Median sale price

Median price \$693,000 House Unit X Suburb Heidelberg Heights

Period - From 01/07/2017 to 30/09/2017 Source REIV

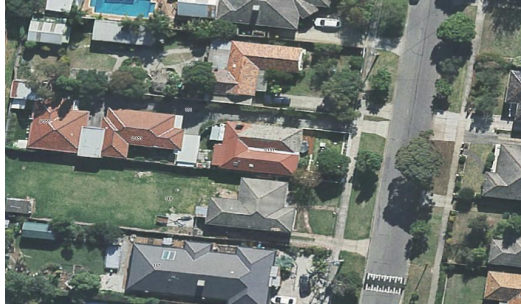
Comparable property sales (*Delete A or B below as applicable)

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	2/34 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$715,000	27/05/2017
2	4/139 Porter Rd HEIDELBERG HEIGHTS 3081	\$701,000	05/08/2017
3	1/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$685,000	02/09/2017

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.



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: N/A sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
September quarter 2017: \$693,000

Comparable Properties



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

3 2 2

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



4/139 Porter Rd HEIDELBERG HEIGHTS 3081 **Agent Comments**
(REI)

3 2 2

Price: \$701,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 5
Property Type: Townhouse (Res)



1/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG) **Agent Comments**

3 1 1

Price: \$685,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 260 sqm approx