

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

3/76 Porter Road, Heidelberg Heights Vic 3081

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$572,500

House

Unit

X

Suburb Heidelberg Heights

Period - From 01/07/2016

to 30/06/2017

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	1/5 Glover St HEIDELBERG HEIGHTS 3081	\$590,000	17/06/2017
2	1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$580,000	16/05/2017
3	12 Achilles St HEIDELBERG WEST 3081	\$575,500	08/07/2017

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.~~

3/76 Porter Road, Heidelberg Heights Vic 3081

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2017: \$572,500



3 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/5 Glover St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 1 2

Price: \$590,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 290 sqm approx



1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 1 1

Price: \$580,000

Method: Sold After Auction

Date: 16/05/2017

Rooms: 5

Property Type: House

Land Size: 3578 sqm approx



12 Achilles St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 1 1

Price: \$575,500

Method: Auction Sale

Date: 08/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 436 sqm approx