# 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	3/76 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 \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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## Median sale price

Median price	\$572,500	Hou	se	Unit	Х	Suburb	Heidelberg Heights
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

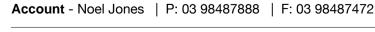
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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Property Type: Unit

Agent Comments

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**Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** Year ending June 2017: \$572,500

# Comparable Properties



1/5 Glover St HEIDELBERG HEIGHTS 3081

(REI)

**-**3

**x** 2

Price: \$590,000 Method: Auction Sale Date: 17/06/2017

Rooms: -

Property Type: House (Res) Land Size: 290 sqm approx

**Agent Comments** 



1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081 Agent Comments

(REI/VG)

**1** 3





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)

**=** 3

Price: \$575,500 Method: Auction Sale Date: 08/07/2017

Rooms: 5

Property Type: House (Res) Land Size: 436 sqm approx

**Agent Comments** 

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