

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offe	erea tor	sale								
Including sub	Address ourb and postcode	163 Waiora Road, Heidelberg Heights								
Indicative se	elling pr	ice								
For the meaning	of this pri	ice see c	onsur	mer.vic.gov.au/	/underquotir	ng (*Delete s	ingle pric	e or range as applicable)		
Single price		\$1,200,000								
Median sale	price									
Median price	\$1,030,0	000		Property ty	pe House		Suburb	Heidelberg Heights		
Period - From	April 202	23	to	June 2023	Source	REIV			_	

#### **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
1. 181 Porter Road, Heidelberg Heights	\$ 1,355,000	24/06/2023
2. 26 Shelley Street, Heidelberg Heights	\$ 1,032,500	15/05/2023
3. 467 Upper Heidelberg Road, Heidelberg Heights	\$ 1,200,000	13/04/2023

This Statement of Information was prepared on:	15/09/2023
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## **Comparable properties**



## \$ 1,355,000

181 Porter Road, Heidelberg Heights, Victoria

DATE: 24/06/2023

PROPERTY TYPE: HOUSE

2

1

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929 sqm



## \$ 1,032,500

26 Shelley Street, Heidelberg Heights, Victoria

DATE: 15/05/2023

PROPERTY TYPE: HOUSE

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709 sqm



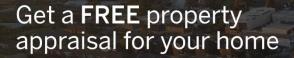
## \$ 1,200,000

467 Upper Heidelberg Road, Heidelberg Heights, Victoria

DATE: 13/04/2023

PROPERTY TYPE: HOUSE

2 878 sqm x



APPRAISE MY PROPERTY →

## **Our Difference**



