

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

152 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2021 to 30/09/2022 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	5 Hylton Cr ROSANNA 3084	\$1,100,000	30/04/2022
2	53 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,060,000	19/05/2022
3	194 Lower Plenty Rd ROSANNA 3084	\$1,000,000	15/07/2022

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.~~

This Statement of Information was prepared on:

24/10/2022 15:13



3 1 2

Rooms: 5
Property Type: House
Land Size: 931 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
Year ending September 2022: \$1,000,000

Comparable Properties



5 Hylton Cr ROSANNA 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$1,100,000
Method: Private Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 842 sqm approx



53 Lloyd St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 -

Price: \$1,060,000
Method: Private Sale
Date: 19/05/2022
Rooms: 4
Property Type: House (Res)
Land Size: 737 sqm approx



194 Lower Plenty Rd ROSANNA 3084 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 15/07/2022
Rooms: 5
Property Type: House (Res)
Land Size: 747 sqm approx

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