# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

# Property offered for sale

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
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#### Median sale price

Median price	\$1,000,000	Pro	perty 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.

Ad	dress 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









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)



Price: \$1,100,000 Method: Private Sale Date: 30/04/2022

Property Type: House (Res) Land Size: 842 sqm approx

**Agent Comments** 



53 Lloyd St HEIDELBERG HEIGHTS 3081

(REI/VG)





Price: \$1,060,000 Method: Private Sale Date: 19/05/2022

Rooms: 4

Property Type: House (Res) Land Size: 737 sqm approx

Agent Comments



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

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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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