

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 8 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$851,000 House X Unit Suburb Heidelberg Heights

Period - From 01/10/2017 to 30/09/2018 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	4 Learmonth St HEIDELBERG 3084	\$1,335,000	29/05/2018
2	36 St Hellier St HEIDELBERG HEIGHTS 3081	\$1,310,000	08/09/2018
3	25 Anderson St HEIDELBERG 3084	\$1,300,000	17/07/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 935 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
Year ending September 2018: \$851,000

Comparable Properties



4 Learmonth St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$1,335,000
Method: Sale
Date: 29/05/2018
Rooms: -
Property Type: Development Site (Res)
Land Size: 881 sqm approx



36 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 1005 sqm approx



25 Anderson St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 17/07/2018
Rooms: -
Property Type: House
Land Size: 1040 sqm approx