

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

1/28 Martin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Heidelberg

Period - From 01/01/2023

to 31/12/2023

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	1/45 Hillside Rd ROSANNA 3084	\$1,310,000	25/11/2023
2	46 Martin St HEIDELBERG 3084	\$1,330,000	05/10/2023
3	17a Hylton Cr ROSANNA 3084	\$1,350,000	15/11/2023

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:

29/01/2024 20:06

1/28 Martin Street, Heidelberg Vic 3084



3 2 2

Property Type: House
Land Size: 417 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2023: \$1,425,000

Comparable Properties



1/45 Hillside Rd ROSANNA 3084 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 25/11/2023
Rooms: 4
Property Type: Unit



46 Martin St HEIDELBERG 3084 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,330,000
Method: Private Sale
Date: 05/10/2023
Property Type: House



17a Hylton Cr ROSANNA 3084 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 15/11/2023
Property Type: Townhouse (Res)
Land Size: 336 sqm approx

Account - Jellis Craig | P: 03 94598111



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