

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

54 Martin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,429,000 Property Type House Suburb Heidelberg

Period - From 01/10/2023 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	20 St Hellier St HEIDELBERG HEIGHTS 3081	\$1,740,000	05/10/2023
2	5 Alfred St HEIDELBERG HEIGHTS 3081	\$1,465,000	14/10/2023
3	46 Martin St HEIDELBERG 3084	\$1,330,000	05/10/2023

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:

01/02/2024 18:07



 4
  1
  3

Property Type: House
Land Size: 679 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2023: \$1,429,000

Comparable Properties



20 St Hellier St HEIDELBERG HEIGHTS 3081 **Agent Comments**
 (REI/VG)

 4
  2
  1

Price: \$1,740,000
Method: Sold Before Auction
Date: 05/10/2023
Rooms: 5
Property Type: House (Res)
Land Size: 788 sqm approx



5 Alfred St HEIDELBERG HEIGHTS 3081 **Agent Comments**
 (REI/VG)

 4
  1
  2

Price: \$1,465,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 872 sqm approx



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

Account - Barry Plant | P: (03) 9431 1243