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	54 Martin Street, Heidelberg Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$1,429,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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

(REI/VG)

4







Price: \$1,740,000

Method: Sold Before Auction

Date: 05/10/2023 **Rooms:** 5

Property Type: House (Res) **Land Size:** 788 sqm approx

Agent Comments



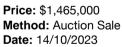
(REI/VG)

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Agent Comments



Property Type: House (Res) Land Size: 872 sqm approx

46 Martin St HEIDELBERG 3084 (REI)

4 3 **-**

Price: \$1,330,000 Method: Private Sale





Agent Comments

Date: 05/10/2023 Property Type: House

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



