## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

# Property offered for sale

602/8 Martin Street, Heidelberg Vic 3084

#### Indicative selling price

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

#### Median sale price

Median price	\$610,000	Pro	perty Type	Unit		Suburb	Heidelberg
Period - From	01/01/2024	to	31/03/2024		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

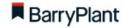
Add	dress of comparable property	Price	Date of sale
1	814/443 Upper Heidelberg Rd IVANHOE 3079	\$377,000	25/01/2024
2	G1/1 Eden St HEIDELBERG HEIGHTS 3081	\$363,000	04/04/2024
3	7/1 Eden St HEIDELBERG HEIGHTS 3081	\$295,000	16/12/2023

#### **OR**

The estate agent or agent's representative reasonably believes that fewer than three comparable В\* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/06/2024 10:00









Indicative Selling Price \$350,000 - \$380,000 Median Unit Price March quarter 2024: \$610,000

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.

**Agent Comments** 

# Comparable Properties

814/443 Upper Heidelberg Rd IVANHOE 3079

(REI)

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Price: \$377,000 Method: Private Sale Date: 25/01/2024

Property Type: Apartment

Agent Comments

G1/1 Eden St HEIDELBERG HEIGHTS 3081

(REI)

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**Agent Comments** 

Price: \$363,000 Method: Private Sale Date: 04/04/2024

Property Type: Apartment

7/1 Eden St HEIDELBERG HEIGHTS 3081 (VG) Agent Comments

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Price: \$295,000 Method: Sale Date: 16/12/2023

Property Type: Flat/Unit/Apartment (Res)

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



