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	27 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	\$900,000	&	\$990,000
3	· ,		, ,

Median sale price

Median price	\$1,192,000	Hou	se X	Unit		Suburb	Heidelberg
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

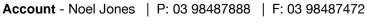
Comparable property sales (*Delete A or B below as applicable)

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.

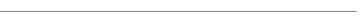
Add	dress of comparable property	Price	Date of sale
1	6 Clyde Ct HEIDELBERG 3084	\$985,000	23/09/2017
2	13 Almay Gr HEIDELBERG 3084	\$935,500	05/08/2017
3	7 Waiora Rd HEIDELBERG HEIGHTS 3081	\$921,000	02/09/2017

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.







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Property Type: House (Res) Land Size: 495 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** Year ending September 2017: \$1,192,000

Comparable Properties



6 Clyde Ct HEIDELBERG 3084 (REI)







Price: \$985.000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House (Res) Land Size: 528 sqm approx **Agent Comments**



13 Almay Gr HEIDELBERG 3084 (REI)

1 3





Agent Comments

Price: \$935,500 Method: Auction Sale Date: 05/08/2017 Rooms: -

Rooms: 5

Property Type: House (Res) Land Size: 265 sqm approx

(REI)

7 Waiora Rd HEIDELBERG HEIGHTS 3081

-3

Price: \$921,000

Method: Auction Sale Date: 02/09/2017

Property Type: House (Res) Land Size: 479 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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