

## 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

27 Martin Street, Heidelberg Vic 3084

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

#### Median sale price

Median price

\$1,192,000

House

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.

Address 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.~~

27 Martin Street, Heidelberg Vic 3084



 3  1  1

**Rooms:**  
**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)**

**Agent Comments**

 3  1  2

**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 528 sqm approx



**13 Almay Gr HEIDELBERG 3084 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$935,500  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 265 sqm approx



**7 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$921,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 479 sqm approx