

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 309A/9-11 Martin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$595,000 & \$625,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Heidelberg

Period - From 27/05/2023 to 26/05/2024 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	Price	Date of sale
1	311/9-11 Martin St HEIDELBERG 3084	\$605,000	25/04/2024
2	303/9 Martin St HEIDELBERG 3084	\$583,000	07/05/2024
3	315/9 Martin St HEIDELBERG 3084	\$577,500	21/12/2023

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: 27/05/2024 22:14



2 2 2

Property Type: Apartment
Land Size: 82.5 sqm approx

Agent Comments

73.5m2 internal + 9m2 external Owners Corp \$4178.92 per annum Lot 317A

Indicative Selling Price

\$595,000 - \$625,000

Median Unit Price

27/05/2023 - 26/05/2024: \$615,000

Comparable Properties



311/9-11 Martin St HEIDELBERG 3084 (REI)

Agent Comments

2 2 1

Price: \$605,000

Method: Private Sale

Date: 25/04/2024

Rooms: 3

Property Type: Apartment



303/9 Martin St HEIDELBERG 3084 (REI)

Agent Comments

2 2 1

Price: \$583,000

Method: Private Sale

Date: 07/05/2024

Property Type: Apartment



315/9 Martin St HEIDELBERG 3084 (REI)

Agent Comments

2 2 1

Price: \$577,500

Method: Private Sale

Date: 21/12/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996