

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

54 Martin Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$1,680,000

Median sale price

Median price

\$1,429,000

Property 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	Price	Date of sale
1	3 Berkeley Av HEIDELBERG 3084	\$1,635,000	16/03/2024
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/03/2024 17:08



 4  1  2

Property Type: House (Res)

Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000

Median House Price

December quarter 2023: \$1,429,000

Comparable Properties



3 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,635,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



5 Alfred St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,465,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 872 sqm approx



46 Martin St HEIDELBERG 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Private Sale

Date: 05/10/2023

Property Type: House