

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

1/12 POWLETT STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

15/9 MARTIN STREET HEIDELBERG VIC 3084	\$577,500	23-Dec-23
209/9-11 MARTIN STREET HEIDELBERG VIC 3084	\$605,000	18-Jan-24
9/9 MARTIN STREET HEIDELBERG VIC 3084	\$605,000	18-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 02 April 2024



15/9 MARTIN STREET HEIDELBERG VIC 3084

2 2 1

Sold Price

\$577,500

Sold Date

23-Dec-23

Distance

0.02km



209/9-11 MARTIN STREET HEIDELBERG VIC 3084

2 2 1

Sold Price

^{RS} **\$605,000**

Sold Date

18-Jan-24

Distance

0.03km



9/9 MARTIN STREET HEIDELBERG VIC 3084

2 2 1

Sold Price

\$605,000

Sold Date

18-Jan-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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