

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

306/9 MARTIN 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Jun 2021

to

31 May 2022

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

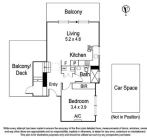
Date of sale

13/46 BARKLY PLACE HEIDELBERG VIC 3084	\$468,000	07-Apr-22
619/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$400,000	05-Jan-22
12/1 WESTLEY AVENUE IVANHOE VIC 3079	\$430,000	13-May-22

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: 29 June 2022



**13/46 BARKLY PLACE
 HEIDELBERG VIC 3084**

 1  1  1

Sold Price ^{RS} **\$468,000** Sold Date **07-Apr-22**

Distance **0.24km**



**619/443 UPPER HEIDELBERG
 ROAD IVANHOE VIC 3079**

 1  1  1

Sold Price **\$400,000** Sold Date **05-Jan-22**

Distance **0.38km**

THE AGENCY



**12/1 WESTLEY AVENUE IVANHOE
 VIC 3079**

 1  1  1

Sold Price **\$430,000** Sold Date **13-May-22**

Distance **2.12km**

RS = Recent sale UN = Undisclosed Sale

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