

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

3/9 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

or range
between

\$575,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

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

9/9 MARTIN STREET HEIDELBERG VIC 3084	\$605,000	18-Jan-24
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

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: 09 April 2024

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9/9 MARTIN STREET HEIDELBERG VIC 3084 Sold Price **\$605,000** Sold Date **18-Jan-24**

 2  2  1

Distance **0km**



15/9 MARTIN STREET HEIDELBERG VIC 3084 Sold Price **\$577,500** Sold Date **23-Dec-23**

 2  2  1

Distance **0.02km**



209/9-11 MARTIN STREET HEIDELBERG VIC 3084 Sold Price ^{RS} **\$605,000** Sold Date **18-Jan-24**

 2  2  1

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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