

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

25 Montgomery Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,170,000 & \$1,285,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2022 to 31/12/2022 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	58 Ford St IVANHOE 3079	\$1,260,000	14/10/2022
2	56 Ford St IVANHOE 3079	\$1,220,000	08/02/2023
3	22 Darebin St HEIDELBERG 3084	\$1,220,000	12/10/2022

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:

18/02/2023 16:30



Property Type:

Agent Comments

Indicative Selling Price

\$1,170,000 - \$1,285,000

Median House Price

Year ending December 2022: \$1,000,000

Comparable Properties



58 Ford St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 14/10/2022

Rooms: 5

Property Type: House (Res)

Land Size: 278 sqm approx



56 Ford St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 08/02/2023

Property Type: House

Land Size: 411 sqm approx



22 Darebin St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,220,000

Method: Sold Before Auction

Date: 12/10/2022

Rooms: 5

Property Type: House (Res)

Land Size: 435 sqm approx