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 betwee	\$1,170,000		&		\$1,285,000					
Median sale price										
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Heidelberg Heights		
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Add	dress 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



COLLINGS Spiros Vamvalis 0420 747 919 spiros@collings.com.au





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



Price: \$1,260,000 Method: Private Sale Date: 14/10/2022 Rooms: 5 Property Type: House (Res) Land Size: 278 sqm approx

3

58 Ford St IVANHOE 3079 (REI/VG)

3

6 2

Agent Comments



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)



Price: \$1,220,000 Method: Sold Before Auction Date: 12/10/2022 Rooms: 5 Property Type: House (Res) Land Size: 435 sqm approx Agent Comments

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property data

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