

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	4/32 Montgomery Street, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$635,000	Hou	se	Unit	Х	Suburb	Heidelberg Heights
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

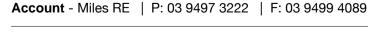
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	3/186 Hawdon St HEIDELBERG 3084	\$781,000	24/06/2017
2	4/75 Ellesmere Pde ROSANNA 3084	\$780,000	02/10/2017
3	2/100 Edwin St HEIDELBERG HEIGHTS 3081	\$710,000	27/10/2017

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.







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