

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 2/32 Montgomery Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$721,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2023 to 31/12/2023 Source REIV

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

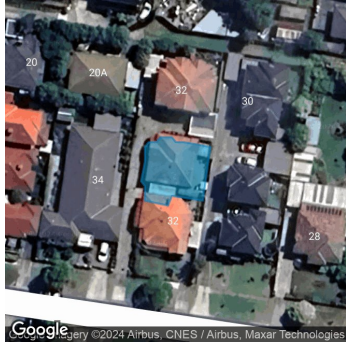
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13/23 McEwan Rd HEIDELBERG HEIGHTS 3081	\$710,000	17/02/2024
2	3/140 Cape St HEIDELBERG 3084	\$720,000	09/12/2023
3	2/7 Marks Av HEIDELBERG HEIGHTS 3081	\$737,000	14/02/2024

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: 02/04/2024 15:09



Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
Year ending December 2023: \$721,000

Comparable Properties



**13/23 McEwan Rd HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 17/02/2024
Property Type: Townhouse (Single)



3/140 Cape St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 09/12/2023
Rooms: 3
Property Type: Unit



**2/7 Marks Av HEIDELBERG HEIGHTS 3081
(REI)**

Agent Comments



Price: \$737,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: Unit

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