

STATEMENT OF INFORMATION

4/40-42 MOUNTAIN VIEW ROAD, MONTMORENCY, VIC 3094

PREPARED BY JASON HOLDEN, PRIDHAM PROPERTY, PHONE: 0421514009



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/40-42 MOUNTAIN VIEW ROAD,

3 1 2

Indicative Selling Price

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

Price Range: \$720,000 to \$780,000

Provided by: Jason Holden, Pridham Property

MEDIAN SALE PRICE



MONTMORENCY, VIC, 3094

Suburb Median Sale Price (Unit)

\$850,000

01 April 2022 to 30 September 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/12 MEADOW CRES, MONTMORENCY, VIC

3 1 2

Sale Price

***\$783,500**

Sale Date: 17/09/2022

Distance from Property: 200m



2/14A RIVERVIEW RD, MONTMORENCY, VIC

3 1 1

Sale Price

\$755,000

Sale Date: 24/07/2022

Distance from Property: 845m



2/102 MOUNTAIN VIEW RD, MONTMORENCY,

3 1 1

Sale Price

\$716,000

Sale Date: 30/04/2022

Distance from Property: 664m



This report has been compiled on 26/10/2022 by Pridham Property. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4/40-42 MOUNTAIN VIEW ROAD, MONTMORENCY, VIC 3094

Indicative selling price

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

Price Range:

\$720,000 to \$780,000

Median sale price

Median price

\$850,000

Property type

House

Suburb

MONTMORENCY

Period

01 April 2022 to 30 September 2022

Source

pricfinder

Comparable property sales

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

2/12 MEADOW CRES, MONTMORENCY, VIC 3094	*\$783,500	17/09/2022
2/14A RIVERVIEW RD, MONTMORENCY, VIC 3094	\$755,000	24/07/2022
2/102 MOUNTAIN VIEW RD, MONTMORENCY, VIC 3094	\$716,000	30/04/2022

This Statement of Information was prepared on:

26/10/2022