

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

46 Belmont Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,070,500 Property Type House Suburb Montmorency

Period - From 01/07/2022 to 30/06/2023 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	8 Gladstone Rd BRIAR HILL 3088	\$1,070,000	08/03/2023
2	90 Reichelt Av MONTMORENCY 3094	\$1,035,000	02/04/2023
3	23 Olympic Av MONTMORENCY 3094	\$980,000	29/04/2023

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:

29/08/2023 09:50



 3  1  2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending June 2023: \$1,070,500

Comparable Properties



8 Gladstone Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,070,000

Method: Private Sale

Date: 08/03/2023

Rooms: 5

Property Type: House (Res)

Land Size: 1042 sqm approx



90 Reichelt Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,035,000

Method: Sold Before Auction

Date: 02/04/2023

Property Type: House

Land Size: 950 sqm approx



23 Olympic Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  2

Price: \$980,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 912 sqm approx

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