

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

3/29 Price Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price \$739,250

Property Type Unit

Suburb Montmorency

Period - From 01/01/2024

to 31/03/2024

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	1/29 Starling St MONTMORENCY 3094	\$1,500,000	27/06/2024
2	1/5 Glengarriff Cr MONTMORENCY 3094	\$1,422,000	27/04/2024
3	3/49 Buena Vista Dr MONTMORENCY 3094	\$1,365,000	06/06/2024

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:

11/07/2024 09:59



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000

Median Unit Price

March quarter 2024: \$739,250

Comparable Properties



1/29 Starling St MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$1,500,000

Method: Private Sale

Date: 27/06/2024

Property Type: House

Land Size: 493 sqm approx



1/5 Glengarriff Cr MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,422,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 331 sqm approx



3/49 Buena Vista Dr MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$1,365,000

Method: Private Sale

Date: 06/06/2024

Property Type: Townhouse (Res)

Land Size: 256 sqm approx