

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

29 Calrossie Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Montmorency

Period - From 01/04/2023

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	63 Sherbourne Rd MONTMORENCY 3094	\$1,100,000	30/03/2024
2	53 Cressy St MONTMORENCY 3094	\$1,100,000	14/04/2024
3	10 Calrossie Av MONTMORENCY 3094	\$1,075,500	13/04/2024

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:

06/05/2024 11:58



3 2

Property Type: House
Land Size: 969 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2024: \$1,100,000

Comparable Properties



63 Sherbourne Rd MONTMORENCY 3094 (REI) Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 30/03/2024
Property Type: House
Land Size: 1200 sqm approx



53 Cressy St MONTMORENCY 3094 (REI) Agent Comments

3 2 -

Price: \$1,100,000
Method: Private Sale
Date: 14/04/2024
Property Type: House
Land Size: 1339 sqm approx



10 Calrossie Av MONTMORENCY 3094 (REI) Agent Comments

4 2 1

Price: \$1,075,500
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 953 sqm approx