

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 ALEXANDER STREET MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,500

Property type

House

Suburb

Montmorency

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

19 DE BLONAY CRESCENT GREENSBOROUGH VIC 3088	\$1,161,000	02-Oct-21
39 MCCARTHY GROVE MONTMORENCY VIC 3094	\$1,190,000	20-Sep-21
42 ADAM CRESCENT MONTMORENCY VIC 3094	\$1,215,000	19-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 15 March 2022



19 DE BLONAY CRESCENT GREENSBOROUGH VIC 3088

 3
  1
  1

Sold Price **\$1,161,000** Sold Date **02-Oct-21**

Distance **1.53km**



39 MCCARTHY GROVE MONTMORENCY VIC 3094

 3
  1
  1

Sold Price **\$1,190,000** Sold Date **20-Sep-21**

Distance **1.32km**



42 ADAM CRESCENT MONTMORENCY VIC 3094

 3
  2
  3

Sold Price ^{RS} **\$1,215,000** Sold Date **19-Feb-22**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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