

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

9 Terrara Court, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Montmorency

Period - From

08/12/2022

to

07/12/2023

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	37A Baldwin Av MONTMORENCY 3094	\$1,116,500	11/08/2023
2	120 Sackville St MONTMORENCY 3094	\$1,100,000	11/09/2023
3			

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:

08/12/2023 12:19



4 2 2

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$1,125,000
Median House Price
08/12/2022 - 07/12/2023: \$1,100,000

Comparable Properties



37A Baldwin Av MONTMORENCY 3094
(REI/VG)

Agent Comments

4 2 2

Price: \$1,116,500
Method: Sold Before Auction
Date: 11/08/2023
Property Type: House (Res)
Land Size: 839 sqm approx



120 Sackville St MONTMORENCY 3094
(REI/VG)

Agent Comments

4 2 3

Price: \$1,100,000
Method: Private Sale
Date: 11/09/2023
Property Type: House
Land Size: 972 sqm approx

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.