

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

34 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Montmorency

Period - From

01/04/2021

to

31/03/2022

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	13 Ryrie Ct MONTMORENCY 3094	\$1,300,000	16/01/2022
2	32 Airlie Rd MONTMORENCY 3094	\$1,280,000	09/12/2021
3	64 Lilicur Rd MONTMORENCY 3094	\$1,265,000	15/02/2022

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:

17/05/2022 11:23



Property Type: House (Res)
Land Size: 1172 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2022: \$1,182,500

Comparable Properties



13 Ryrie Ct MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 16/01/2022
Property Type: House
Land Size: 693 sqm approx



32 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Sold Before Auction
Date: 09/12/2021
Property Type: House (Res)
Land Size: 634 sqm approx



64 Lilicur Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 15/02/2022
Property Type: House
Land Size: 868 sqm approx