

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

12 Aanensen Court, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2021

to

30/09/2021

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	2 Byron Av LOWER PLENTY 3093	\$1,490,000	10/07/2021
2	21 Lincoln Dr LOWER PLENTY 3093	\$1,473,000	01/10/2021
3	13 Ely St ELTHAM 3095	\$1,471,000	07/08/2021

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:

23/11/2021 10:57



4 2 2

Property Type: House (Res)

Land Size: 842 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2021: \$1,190,000

Comparable Properties



2 Byron Av LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 2 2

Price: \$1,490,000

Method: Auction Sale

Date: 10/07/2021

Rooms: 6

Property Type: House (Res)

Land Size: 926 sqm approx



21 Lincoln Dr LOWER PLENTY 3093 (REI)

Agent Comments

4 2 4

Price: \$1,473,000

Method: Auction Sale

Date: 01/10/2021

Property Type: House (Res)

Land Size: 790 sqm approx



13 Ely St ELTHAM 3095 (REI)

Agent Comments

4 3 2

Price: \$1,471,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Land Size: 1029 sqm approx