

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

13 Gordon Grove, Montmorency Vic 3094

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,168,750 Property Type House Suburb Montmorency

Period - From 01/10/2021 to 30/09/2022 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	58 Coventry St MONTMORENCY 3094	\$950,000	05/08/2022
2	9 Tahlee PI MONTMORENCY 3094	\$945,000	19/11/2022
3	43 Looker Rd MONTMORENCY 3094	\$925,000	09/11/2022

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:

25/11/2022 12:19



4 3 2

Rooms: 5
Property Type: House (Res)
Land Size: 733 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median House Price
Year ending September 2022: \$1,168,750

Comparable Properties



58 Coventry St MONTMORENCY 3094 (REI/VG) Agent Comments

3 1 2

Price: \$950,000
Method: Private Sale
Date: 05/08/2022
Property Type: House (Res)
Land Size: 541 sqm approx



9 Tahlee PI MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$945,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 827 sqm approx



43 Looker Rd MONTMORENCY 3094 (REI)

Agent Comments

3 3 2

Price: \$925,000
Method: Private Sale
Date: 09/11/2022
Property Type: House
Land Size: 430 sqm approx