## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	6/30 Alexander Street, Montmorency Vic 3094
Including suburb and	·
postcode	

### Indicative selling price

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

Range between \$685,000	&	\$750,000
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### Median sale price

Median price	\$705,000	Pro	perty Type U	nit	]	Suburb	Montmorency
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/30 Alexander St MONTMORENCY 3094	\$680,000	11/01/2025
2	5/60-62 Para Rd MONTMORENCY 3094	\$682,000	28/11/2024
3	4/53 Looker Rd MONTMORENCY 3094	\$737,500	26/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/02/2025 08:27









**Property Type:** Unit Agent Comments

Indicative Selling Price \$685,000 - \$750,000 Median Unit Price December quarter 2024: \$705,000

# Comparable Properties



6/30 Alexander St MONTMORENCY 3094 (REI)

2

**—** 

1

**a** 

Price: \$680,000 Method: Private Sale Date: 11/01/2025 Property Type: Unit **Agent Comments** 



5/60-62 Para Rd MONTMORENCY 3094 (REI)

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2







**A** 1

**Agent Comments** 

Price: \$682,000 Method: Private Sale Date: 28/11/2024 Property Type: Unit

Land Size: 256 sqm approx

4/53 Looker Rd MONTMORENCY 3094 (REI/VG)



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Price: \$737,500 Method: Private Sale Date: 26/10/2024 Property Type: Unit

Land Size: 338 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243





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