

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

42 Montpellier Road, Burwood, VIC 3125

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price

Median price

\$1,462,500

Property Type

House

Suburb

BURWOOD

Period - From

01/05/2024

to

31/10/2024

Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	16 Bentham Court Burwood Vic 3125	\$1,780,000	2024-10-23
2	41 Brockhoff Drive Burwood Vic 3125	\$1,615,000	2024-10-15
3	1/1 Vannam Drive Ashwood Vic 3147	\$1,425,000	2024-08-03

This Statement of Information was prepared on:

01/11/2024