

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

1/36 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Montmorency

Period - From 01/01/2022 to 31/12/2022 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	159 Rattray Rd MONTMORENCY 3094	\$850,000	31/03/2023
2	40 Bible St ELTHAM 3095	\$821,000	28/12/2022
3	1 Cronus Ct ELTHAM 3095	\$820,000	01/03/2023

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:

03/04/2023 10:02

1/36 Kirwana Grove, Montmorency Vic 3094

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$830,000 - \$890,000

Median House Price

Year ending December 2022: \$1,100,000



3 1 1

Property Type:

Divorce/Estate/Family Transfers

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



159 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$850,000

Method: Private Sale

Date: 31/03/2023

Property Type: House

Land Size: 633 sqm approx



40 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 -

Price: \$821,000

Method: Private Sale

Date: 28/12/2022

Property Type: House

Land Size: 468 sqm approx



1 Cronus Ct ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$820,000

Method: Private Sale

Date: 01/03/2023

Rooms: 4

Property Type: House (Res)

Land Size: 559 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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