Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	74 Buena Vista Drive, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

Property offered for sale

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

Single price \$850,000

Median sale price

Median price	\$1,182,500	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/04/2021	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	171 Grand Blvd MONTMORENCY 3094	\$840,000	25/02/2022
2			
3			

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:	02/06/2022 13:17





Scott Nugent 0438 054 993



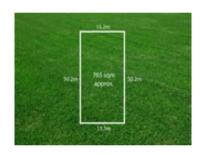
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Agent Comments

Comparable Properties



171 Grand Blvd MONTMORENCY 3094 (REI/VG)

-3

Price: \$840,000 Method: Private Sale Date: 25/02/2022 Property Type: House Land Size: 765 sqm approx Agent Comments

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.

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