

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

2/2 Aanensen Court, Montmorency Vic 3094

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Montmorency

Period - From 01/10/2022 to 30/09/2023 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	2/23 Woodland Gr MONTMORENCY 3094	\$925,000	28/05/2023
2	1/50 Coventry St MONTMORENCY 3094	\$901,000	17/08/2023
3	5/111 Rattray Rd MONTMORENCY 3094	\$850,000	16/06/2023

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:

10/11/2023 09:25



 3  2  1

Property Type: House
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending September 2023: \$1,070,000

Comparable Properties



2/23 Woodland Gr MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$925,000
Method: Private Sale
Date: 28/05/2023
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



1/50 Coventry St MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$901,000
Method: Private Sale
Date: 17/08/2023
Property Type: Unit
Land Size: 300 sqm approx



5/111 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 16/06/2023
Property Type: Unit
Land Size: 317 sqm approx

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