

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

1/22 GRAEME AVENUE MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$889,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Montmorency

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

15 TOWER DRIVE BRIAR HILL VIC 3088	\$865,000	09-Sep-22
15 ST HELENA ROAD GREENSBOROUGH VIC 3088	\$882,000	18-Feb-23
3 TUTTY PLACE GREENSBOROUGH VIC 3088	\$930,000	18-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2023



15 TOWER DRIVE BRIAR HILL VIC 3088

Sold Price **\$865,000** Sold Date **09-Sep-22**

3 2 2

Distance **1.06km**



15 ST HELENA ROAD GREENSBOROUGH VIC 3088

Sold Price ^{RS} **\$882,000** Sold Date **18-Feb-23**

4 2 2

Distance **1.73km**



3 TUTTY PLACE GREENSBOROUGH VIC 3088

Sold Price ^{RS} **\$930,000** Sold Date **18-Feb-23**

3 2 2

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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