

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	16 Davey Road, MONTMORENCY, VIC 3094
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Indicative selling price

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

Single price		or range between	\$850,000	&	\$900,000
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Median sale price

Median price	\$ 843,500	Property type	Unit	Suburb	MONTMORENCY
Period - From	16/04/2024	to	15/10/2024	Source	price_finder

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/22 Railway Road Briar Hill Vic 3088	\$900,000	17/04/2024
2	3/11 Springfield Street Briar Hill Vic 3088	\$867,000	20/07/2024
3			

This Statement of Information was prepared on: 16/10/2024

