

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

35 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Montmorency

Period - From

01/04/2024

to

30/06/2024

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	41 Mountain View Rd MONTMORENCY 3094	\$1,215,000	24/08/2024
2	13 Sackville St MONTMORENCY 3094	\$1,199,000	16/08/2024
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:

01/10/2024 15:36



3 2 3

Rooms: 5
Property Type: House (Res)
Land Size: 1031 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
June quarter 2024: \$1,150,000

Comparable Properties



41 Mountain View Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 1 2

Price: \$1,215,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 1193 sqm approx



13 Sackville St MONTMORENCY 3094 (REI) **Agent Comments**

4 2 2

Price: \$1,199,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 972 sqm approx

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.