

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

2/14 Davey Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$815,400

Property Type

Unit

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 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	1/104 Para Rd MONTMORENCY 3094	\$775,000	06/05/2022
2	32a Baldwin Av MONTMORENCY 3094	\$760,000	27/01/2022
3	3/45 Alma St LOWER PLENTY 3093	\$738,000	26/02/2022

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:

12/05/2022 17:22



Rooms: 6
Property Type: House
Land Size: 478.268 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending March 2022: \$815,400

Comparable Properties



1/104 Para Rd MONTMORENCY 3094 (REI)



[Agent Comments](#)

More modern home

Price: \$775,000
Method: Private Sale
Date: 06/05/2022
Property Type: House



32a Baldwin Av MONTMORENCY 3094 (REI/IG)



[Agent Comments](#)

Double garage

Price: \$760,000
Method: Private Sale
Date: 27/01/2022
Property Type: House
Land Size: 223 sqm approx



3/45 Alma St LOWER PLENTY 3093 (REI/IG)



[Agent Comments](#)

Price: \$738,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Unit
Land Size: 181 sqm approx