

## 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

3 DAVEY ROAD MONTMORENCY VIC 3094

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$833,750

Property type

Unit

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

63 SAINSBURY AVENUE GREENSBOROUGH VIC 3088	\$875,000	20-Aug-22
342 YALLAMBIE ROAD YALLAMBIE VIC 3085	\$875,000	01-Oct-22
4 DON GROVE GREENSBOROUGH VIC 3088	\$860,888	01-Oct-22

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: 14 February 2023



**63 SAINSBURY AVENUE  
GREENSBOROUGH VIC 3088**

 3  1  -

Sold Price **\$875,000** Sold Date **20-Aug-22**

Distance **1.66km**



**342 YALLAMBIE ROAD YALLAMBIE  
VIC 3085**

 3  1  2

Sold Price Sold Date **01-Oct-22**

Distance **1.79km**



**4 DON GROVE GREENSBOROUGH  
VIC 3088**

 3  1  1

Sold Price **\$860,888** Sold Date **01-Oct-22**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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