

# 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

95 Buena Vista Drive, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$850,750 Property Type House Suburb Montmorency

Period - From 01/07/2019 to 30/06/2020 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.

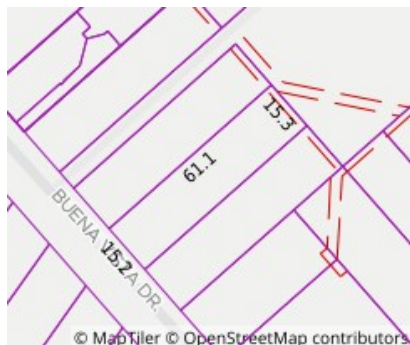
|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 26 Olympic Av MONTMORENCY 3094 | \$881,000 | 29/06/2020   |
| 2 | 61 Cressy St MONTMORENCY 3094  | \$865,000 | 10/07/2020   |
| 3 | 27 Adam Cr MONTMORENCY 3094    | \$840,000 | 06/06/2020   |

**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:

11/08/2020 10:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending June 2020: \$850,750

## Comparable Properties



**26 Olympic Av MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$881,000  
**Method:** Private Sale  
**Date:** 29/06/2020  
**Property Type:** House (Res)



**61 Cressy St MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 10/07/2020  
**Property Type:** House (Res)  
**Land Size:** 817 sqm approx



**27 Adam Cr MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 06/06/2020  
**Property Type:** House