

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

174 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$933,750

Property Type House

Suburb Montmorency

Period - From 01/01/2021

to

31/03/2021

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	14 Wattle Av MONTMORENCY 3094	\$1,433,000	03/07/2021
2	21 Starling St MONTMORENCY 3094	\$1,310,000	08/05/2021
3	8 Grand Blvd MONTMORENCY 3094	\$1,402,000	17/04/2021

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:

14/07/2021 09:49



Property Type: House
Land Size: 800 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2021: \$933,750

Comparable Properties



14 Wattle Av MONTMORENCY 3094 (REI)

[Agent Comments](#)



Price: \$1,433,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 844 sqm approx



21 Starling St MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)



Price: \$1,310,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 536 sqm approx



8 Grand Blvd MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)



Price: \$1,402,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 780 sqm approx