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	1 Price Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$920,0	00 &	\$1,000,000
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Median sale price

Median price	\$1,190,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/07/2021	to	30/09/2021		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

Add	dress of comparable property	Price	Date of sale
1	49 Gladstone Rd BRIAR HILL 3088	\$985,000	12/06/2021
2	60 Belmont Cr MONTMORENCY 3094	\$950,000	06/07/2021
3	10 Kelvin Av MONTMORENCY 3094	\$940,000	19/05/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/11/2021 19:50





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Indicative Selling Price \$920,000 - \$1,000,000 **Median House Price**

September quarter 2021: \$1,190,000

Agent Comments

Agent Comments

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



Comparable Properties

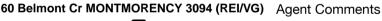
49 Gladstone Rd BRIAR HILL 3088 (REI/VG)

Price: \$985,000 Method: Auction Sale Date: 12/06/2021

Land Size: 450 sqm approx

Rooms: 5 Property Type: House (Res)





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10 Kelvin Av MONTMORENCY 3094 (REI/VG)

Price: \$940,000 Method: Private Sale Date: 19/05/2021

Property Type: Townhouse (Single) Land Size: 239 sqm approx

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