

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

52 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Montmorency

Period - From 28/02/2023

to

27/02/2024

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	45 Cressy St MONTMORENCY 3094	\$1,250,000	27/11/2023
2	2/64 Mountain View Rd MONTMORENCY 3094	\$1,240,000	28/11/2023
3	122 Sherbourne Rd MONTMORENCY 3094	\$1,220,000	06/12/2023

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:

28/02/2024 14:11



 4  2  1

Property Type: House

Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

28/02/2023 - 27/02/2024: \$1,120,000

Comparable Properties



45 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,250,000

Method: Private Sale

Date: 27/11/2023

Property Type: House

Land Size: 773 sqm approx



2/64 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,240,000

Method: Auction Sale

Date: 28/11/2023

Property Type: House (Res)

Land Size: 780 sqm approx



122 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,220,000

Method: Private Sale

Date: 06/12/2023

Property Type: House

Land Size: 900 sqm approx