

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

1a Glengarriff Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Montmorency

Period - From 01/10/2021

to 31/12/2021

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	3/1 James St MONTMORENCY 3094	\$793,000	06/10/2021
2	1/20 Sylvan St MONTMORENCY 3094	\$750,000	22/11/2021
3	4/1 James St MONTMORENCY 3094	\$750,000	21/09/2021

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:

10/03/2022 15:13



2 1 1

Property Type: House
Land Size: 291 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
December quarter 2021: \$1,255,000

Comparable Properties



3/1 James St MONTMORENCY 3094 (REI/VG)

2 1 1

Price: \$793,000
Method: Private Sale
Date: 06/10/2021
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments

Similar size land, James St was part of a complex though



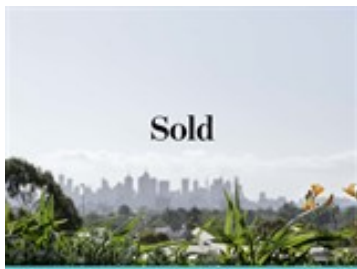
1/20 Sylvan St MONTMORENCY 3094 (REI/VG)

2 1 1

Price: \$750,000
Method: Private Sale
Date: 22/11/2021
Property Type: Unit
Land Size: 344 sqm approx

Agent Comments

Original home on the block, house size very similar, Sylvan St did offer a slightly bigger plot of land.



4/1 James St MONTMORENCY 3094 (REI/VG)

2 1 1

Price: \$750,000
Method: Private Sale
Date: 21/09/2021
Property Type: Unit

Agent Comments

Similar size land, James St was part of a complex though