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	2/5 Graeme Avenue, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

hange between \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Range between	\$900,000	&	\$990,000
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Median sale price

Median price \$1,120,000	Pro	perty Type Ho	use	Su	Montmorency
Period - From 01/10/2023	to	30/09/2024	Sou	ırce RE	EIV

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

Address of comparable property		Price	Date of sale
1	1/12-14 Fernside Av BRIAR HILL 3088	\$915,000	19/10/2024
2	5/62 Rattray Rd MONTMORENCY 3094	\$910,000	12/09/2024
3	2/16 Alexander St MONTMORENCY 3094	\$942,500	03/08/2024

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:	14/11/2024 16:07





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Property Type: House Land Size: 329 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** Year ending September 2024: \$1,120,000

Comparable Properties



1/12-14 Fernside Av BRIAR HILL 3088 (REI)

Price: \$915,000 Method: Private Sale

Date: 19/10/2024 Property Type: Unit

Land Size: 338 sqm approx

Agent Comments



5/62 Rattray Rd MONTMORENCY 3094 (REI/VG)

Price: \$910,000 Method: Private Sale

Date: 12/09/2024 Property Type: Unit Land Size: 231 sqm approx Agent Comments



2/16 Alexander St MONTMORENCY 3094 (REI/VG)

Price: \$942,500 Method: Auction Sale Date: 03/08/2024

Property Type: House (Res) Land Size: 451 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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