

# 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

2/5 Graeme Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,120,000 Property Type House Suburb Montmorency

Period - From 01/10/2023 to 30/09/2024 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/11/2024 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)

Agent Comments

3 2 2

Price: \$915,000  
Method: Private Sale  
Date: 19/10/2024  
Property Type: Unit  
Land Size: 338 sqm approx



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

Agent Comments

3 2 2

Price: \$910,000  
Method: Private Sale  
Date: 12/09/2024  
Property Type: Unit  
Land Size: 231 sqm approx



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

Agent Comments

3 2 2

Price: \$942,500  
Method: Auction Sale  
Date: 03/08/2024  
Property Type: House (Res)  
Land Size: 451 sqm approx