

# 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

62 Adam Crescent, Montmorency Vic 3094

### Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,226,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2023

to

31/03/2023

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 | 8 Olympic Av MONTMORENCY 3094  | \$1,400,000 | 25/01/2023   |
| 2 | 60 Kirwana Gr MONTMORENCY 3094 | \$1,320,000 | 20/03/2023   |
| 3 |                                |             |              |

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:

05/05/2023 11:14



 5  3  2

**Property Type:** House (Res)

**Land Size:** 844 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2023: \$1,226,000

## Comparable Properties



**8 Olympic Av MONTMORENCY 3094 (REI)**

**Agent Comments**

 5  2  3

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 25/01/2023

**Property Type:** House

**Land Size:** 880 sqm approx



**60 Kirwana Gr MONTMORENCY 3094 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 20/03/2023

**Property Type:** House (Res)

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.

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