

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

8/9 DAVEY ROAD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Montmorency

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

1/13 BOULTON COURT GREENSBOROUGH VIC 3088	720000	12-Sep-23
7/31 ALEXANDER STREET MONTMORENCY VIC 3094	657000	23-Sep-23
2/7 GRAEME AVENUE MONTMORENCY VIC 3094	715000	10-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 16 January 2024

Sam Pope
P 03 9435 7666
M 0400154140
E spope@morrisonkleeman.com.au



**1/13 BOULTON COURT
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price **720000** Sold Date **12-Sep-23**

Distance **1.71km**



**7/31 ALEXANDER STREET
MONTMORENCY VIC 3094**

2 1 1

Sold Price **657000** Sold Date **23-Sep-23**

Distance **0.53km**



**2/7 GRAEME AVENUE
MONTMORENCY VIC 3094**

2 1 1

Sold Price **715000** Sold Date **10-Aug-23**

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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