## 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

1/29 Price Avenue, Montmorency Vic 3094

### Indicative selling price

5 1 5 1 5	For the meaning of this	s price see	consumer.vic.gov.a	u/underquoting
-----------	-------------------------	-------------	--------------------	----------------

Single price \$1,835,000

#### Median sale price

Median price	\$739,250	Pro	perty Type Unit	t	Suburb	Montmorency
Period - From	01/01/2024	to	31/03/2024	Source	e 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.

Add	dress of comparable property	Price	Date of sale
1	2 Parkdale Av ELTHAM NORTH 3095	\$1,942,000	23/09/2023
2	33 Airlie Rd MONTMORENCY 3094	\$1,825,000	30/10/2023
3	9 Elmo Rd MONTMORENCY 3094	\$1,435,000	21/12/2023

OR

**B**<sup>\*</sup> 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:

22/04/2024 12:03









Property Type: Townhouse (Res) Land Size: 364 sqm approx Agent Comments Indicative Selling Price \$1,835,000 Median Unit Price March quarter 2024: \$739,250

# **Comparable Properties**



2 Parkdale Av ELTHAM NORTH 3095 (REI/VG) Agent Comments



Price: \$1,942,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 1012 sqm approx

33 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,825,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 487 sqm approx



9 Elmo Rd MONTMORENCY 3094 (REI/VG)



2 6 2

Agent Comments

Price: \$1,435,000 Method: Private Sale Date: 21/12/2023 Property Type: House (Res) Land Size: 651 sqm approx

#### Account - Barry Plant | P: (03) 9431 1243



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.