

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

42 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2023

to

30/09/2023

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	3 Lees Rd LOWER PLENTY 3093	\$1,380,000	14/09/2023
2	4 Wooded Way MONTMORENCY 3094	\$1,330,000	13/06/2023
3	22 Davey Rd MONTMORENCY 3094	\$1,305,000	15/08/2023

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:

19/10/2023 16:16



4 2 3

Property Type: House
Land Size: 1064 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2023: \$1,070,000

Comparable Properties



3 Lees Rd LOWER PLENTY 3093 (REI)

3 2 2

Price: \$1,380,000
Method: Private Sale
Date: 14/09/2023
Property Type: House
Land Size: 1478 sqm approx

Agent Comments

Slightly bigger block of land and more renovated,
However the house at Kirwana Grove is bigger



4 Wooded Way MONTMORENCY 3094 (REI/VG)

4 2 2

Price: \$1,330,000
Method: Private Sale
Date: 13/06/2023
Property Type: House
Land Size: 665 sqm approx

Agent Comments

A little bit more dated than Kirwana Grove but
similar style and size



22 Davey Rd MONTMORENCY 3094 (REI)

4 2 2

Price: \$1,305,000
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 620 sqm approx

Agent Comments