

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

64 Astley Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Montmorency

Period - From 01/04/2021

to 31/03/2022

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.

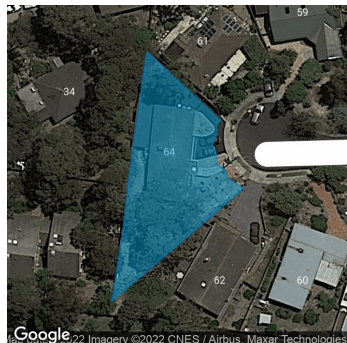
	Address of comparable property	Price	Date of sale
1	16 Boyce Av BRIAR HILL 3088	\$1,360,000	30/11/2021
2	14 Springfield St BRIAR HILL 3088	\$1,325,000	29/01/2022
3	13 Ryrie Ct MONTMORENCY 3094	\$1,300,000	16/01/2022

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:

28/04/2022 09:44



4 2 2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2022: \$1,182,500

Comparable Properties

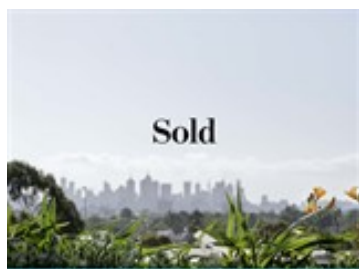


16 Boyce Av BRIAR HILL 3088 (REI/VG)

Agent Comments

4 2 4

Price: \$1,360,000
Method: Private Sale
Date: 30/11/2021
Property Type: House
Land Size: 856 sqm approx



14 Springfield St BRIAR HILL 3088 (REI/VG)

Agent Comments

4 2 2

Larger size block, however Springfield St was more dated internally

Price: \$1,325,000
Method: Private Sale
Date: 29/01/2022
Property Type: House
Land Size: 1054 sqm approx



13 Ryrie Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 5

Price: \$1,300,000
Method: Private Sale
Date: 16/01/2022
Property Type: House
Land Size: 693 sqm approx