

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

9a Elmo Road, 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 \$1,255,000

Property Type House

Suburb Montmorency

Period - From 01/10/2021

to 31/12/2021

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	53 Leach St BRIAR HILL 3088	\$1,350,000	29/01/2022
2	1/73 Airlie Rd MONTMORENCY 3094	\$1,311,000	26/03/2022
3	33 Heacham Rd ELTHAM NORTH 3095	\$1,300,000	15/02/2022

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:

08/04/2022 12:10



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Property Type: House
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2021: \$1,255,000

Comparable Properties



53 Leach St BRIAR HILL 3088 (VG)

Agent Comments

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Price: \$1,350,000
Method: Sale
Date: 29/01/2022
Property Type: House (Res)
Land Size: 797 sqm approx



1/73 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,311,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Townhouse (Res)

Similar age build, Airlie Rd doesn't have the own street frontage or fourth bedroom though



33 Heacham Rd ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Private Sale
Date: 15/02/2022
Property Type: House
Land Size: 510 sqm approx

Similar layout with the reverse living, however Elmo Road offers an additional bedroom and full size garage