### 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	9a Elmo Road, Montmorency Vic 3094
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,255,000	Pro	perty 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

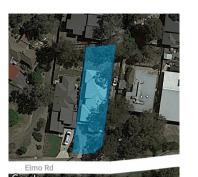




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> **Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price**

December guarter 2021: \$1,255,000



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

# Comparable Properties



53 Leach St BRIAR HILL 3088 (VG)





Price: \$1,350,000 Method: Sale Date: 29/01/2022

Property Type: House (Res) Land Size: 797 sqm approx

**Agent Comments** 



1/73 Airlie Rd MONTMORENCY 3094 (REI)







Price: \$1,311,000 Method: Auction Sale Date: 26/03/2022

Property Type: Townhouse (Res)

Agent Comments

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



33 Heacham Rd ELTHAM NORTH 3095 (REI)

**--**3





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

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

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