

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

17 Virginia Court, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

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.

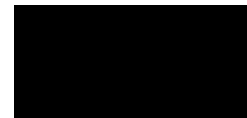
	Address of comparable property	Price	Date of sale
1	11 Woodland Gr MONTMORENCY 3094	\$1,152,500	08/03/2022
2	160 Rattray Rd MONTMORENCY 3094	\$1,151,000	13/11/2021
3	188 Scenic Cr ELTHAM NORTH 3095	\$1,050,000	18/10/2021

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:

22/03/2022 10:36



4 3 2

Rooms: 7

Property Type: House (Res)

Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

December quarter 2021: \$1,255,000

Comparable Properties



11 Woodland Gr MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,152,500

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 781 sqm approx



160 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 2

Price: \$1,151,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 963 sqm approx



188 Scenic Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Private Sale

Date: 18/10/2021

Property Type: House (Res)

Land Size: 780 sqm approx