

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

16/2 GRAND BOULEVARD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,750

Property type

Unit

Suburb

Montmorency

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

13/2 GRAND BOULEVARD MONTMORENCY VIC 3094	\$599,000	13-Oct-22
2/2 GRAND BOULEVARD MONTMORENCY VIC 3094	\$590,000	05-Oct-22

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 6 months.

This Statement of Information was prepared on: 08 February 2023


**13/2 GRAND BOULEVARD
MONTMORENCY VIC 3094**
 3  1  2

Sold Price **\$599,000** Sold Date **13-Oct-22**

Distance **0km**

**2/2 GRAND BOULEVARD
MONTMORENCY VIC 3094**
 3  1  2

Sold Price **\$590,000** Sold Date **05-Oct-22**

Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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