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

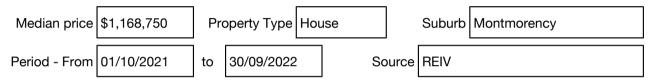
18 Mcfarlane Street, Montmorency Vic 3094

Indicative selling price

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Single price \$1,289,000

Median sale price



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 sixmonths 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	26 Hume St GREENSBOROUGH 3088	\$1,305,000	26/06/2022
2	13 Marshall Av MONTMORENCY 3094	\$1,200,000	02/07/2022
3			

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:

26/10/2022 12:04





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Property Type: House **Land Size:** 708 sqm approx Agent Comments Indicative Selling Price \$1,289,000 Median House Price Year ending September 2022: \$1,168,750

Comparable Properties

26 Hume St GREENSBOROUGH 3088 (REI) 2 2 2 Price: \$1,305,000 Method: Private Sale Date: 26/06/2022 Property Type: House (Res) Land Size: 1937 sqm approx	Agent Comments Hume Street is larger in size although less – appealing location.
13 Marshall Av MONTMORENCY 3094 (REI) 4 2 3 Price: \$1,200,000 Method: Auction Sale Date: 02/07/2022 Property Type: House (Res) Land Size: 690 sqm approx	Agent Comments Less land in a less appealing location.

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.

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propertydata



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