

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

2/23 WOODLAND GROVE 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

or range
between

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,750

Property type

Unit

Suburb

Montmorency

Period-from

01 May 2022

to

30 Apr 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

4/11 WELLINGTON STREET MONTMORENCY VIC 3094	\$876,000	16-Nov-22
4/48 AIRLIE ROAD MONTMORENCY VIC 3094	\$977,000	10-Feb-23
4/63 MOUNTAIN VIEW ROAD MONTMORENCY VIC 3094	\$950,000	27-Dec-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: 11 May 2023

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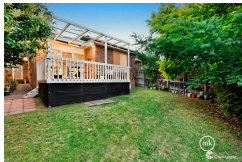


**4/11 WELLINGTON STREET
 MONTMORENCY VIC 3094**

3 1 1

Sold Price **\$876,000** Sold Date **16-Nov-22**

Distance **0.67km**



**4/48 AIRLIE ROAD
 MONTMORENCY VIC 3094**

3 2 2

Sold Price **\$977,000** Sold Date **10-Feb-23**

Distance **1.35km**



**4/63 MOUNTAIN VIEW ROAD
 MONTMORENCY VIC 3094**

3 2 2

Sold Price **\$950,000** Sold Date **27-Dec-22**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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