

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

82 Buena Vista Drive, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Montmorency

Period - From 01/07/2021

to

30/09/2021

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	88 Reichelt Av MONTMORENCY 3094	\$1,250,000	29/11/2021
2	24 York St ELTHAM 3095	\$1,230,000	20/12/2021
3	35 Cressy St MONTMORENCY 3094	\$1,167,500	14/11/2021

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:

14/01/2022 12:17



3 2 4

Property Type: House
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
September quarter 2021: \$1,190,000

Comparable Properties



88 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 4

Price: \$1,250,000
Method: Private Sale
Date: 29/11/2021
Property Type: House
Land Size: 938 sqm approx



24 York St ELTHAM 3095 (REI)

Agent Comments

3 2 1

Price: \$1,230,000
Method: Private Sale
Date: 20/12/2021
Property Type: House
Land Size: 768 sqm approx



35 Cressy St MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,167,500
Method: Auction Sale
Date: 14/11/2021
Property Type: House (Res)
Land Size: 744 sqm approx

Listed as a four bedroom but had the optional office/studio like Buena Vista does