

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

2/74 MOUNTAIN VIEW ROAD 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Montmorency

Period-from

01 Aug 2022

to

31 Jul 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

9 ESSEX STREET BRIAR HILL VIC 3088	\$764,000	18-Mar-23
2A SIMMONS COURT GREENSBOROUGH VIC 3088	\$780,000	07-Jun-23
1/43 SILVER STREET ELTHAM VIC 3095	\$800,000	18-Mar-23

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: 10 August 2023



9 ESSEX STREET BRIAR HILL VIC 3088

 3
  1
  1

Sold Price

\$764,000

Sold Date

18-Mar-23

Distance

0.6km


2A SIMMONS COURT GREENSBOROUGH VIC 3088

 3
  1
  1

Sold Price

^{RS} **\$780,000**

Sold Date

07-Jun-23

Distance

1.31km


1/43 SILVER STREET ELTHAM VIC 3095

 3
  1
  1

Sold Price

\$800,000

Sold Date

18-Mar-23

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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