

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

22 Davey Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,070,500

Property Type House

Suburb Montmorency

Period - From 01/07/2022

to

30/06/2023

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	17 Nokes Ct MONTMORENCY 3094	\$1,385,000	28/03/2023
2	4 Wooded Way MONTMORENCY 3094	\$1,330,000	13/06/2023
3	60 Kirwana Gr MONTMORENCY 3094	\$1,320,000	20/03/2023

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:

29/08/2023 13:10



4 2 2

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2023: \$1,070,500

Comparable Properties



17 Nokes Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

4 1 2

Price: \$1,385,000

Method: Private Sale

Date: 28/03/2023

Property Type: House

Land Size: 975 sqm approx



4 Wooded Way MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Private Sale

Date: 13/06/2023

Property Type: House

Land Size: 665 sqm approx



60 Kirwana Gr MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,000

Method: Sold Before Auction

Date: 20/03/2023

Property Type: House (Res)

Land Size: 755 sqm approx