

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

6 MEADOW CRESCENT 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

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Montmorency

Period-from

01 Jun 2021

to

31 May 2022

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

60 LOOKER ROAD MONTMORENCY VIC 3094	\$1,731,000	17-Mar-22
17 BEATRIX STREET GREENSBOROUGH VIC 3088	\$1,750,000	07-Apr-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: 15 June 2022



**60 LOOKER ROAD
MONTMORENCY VIC 3094**

5 3 1

Sold Price

^{RS}

\$1,731,000

Sold Date

17-Mar-22

Distance

0.81km



**17 BEATRIX STREET
GREENSBOROUGH VIC 3088**

4 3 2

Sold Price

\$1,750,000

Sold Date

07-Apr-22

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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