

# 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

11 Olympic Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,168,750

Property Type House

Suburb Montmorency

Period - From 01/10/2021

to

30/09/2022

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 | 6 Calrossie Av MONTMORENCY 3094 | \$1,155,000 | 17/12/2022   |
| 2 | 4 Alexander St MONTMORENCY 3094 | \$1,147,000 | 05/12/2022   |
| 3 |                                 |             |              |

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:

09/01/2023 14:57



3   2   4

**Property Type:** House  
**Land Size:** 868 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending September 2022: \$1,168,750

## Comparable Properties



**6 Calrossie Av MONTMORENCY 3094 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,155,000  
**Method:** Auction Sale  
**Date:** 17/12/2022  
**Property Type:** House (Res)  
**Land Size:** 963 sqm approx



**4 Alexander St MONTMORENCY 3094 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,147,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** House  
**Land Size:** 673 sqm approx

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.