

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

1/5 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Montmorency

Period - From

01/07/2021

to

30/06/2022

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	2 Station Rd MONTMORENCY 3094	\$1,100,000	11/04/2022
2	7a Box Rd BRIAR HILL 3088	\$1,050,000	17/05/2022
3	3/14 Kett St LOWER PLENTY 3093	\$1,020,000	18/05/2022

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:

01/08/2022 13:20



3 2 2

Property Type: House

Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2022: \$1,182,500

Comparable Properties



2 Station Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Private Sale

Date: 11/04/2022

Property Type: House

Land Size: 537 sqm approx



7a Box Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 17/05/2022

Property Type: Townhouse (Single)



3/14 Kett St LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Private Sale

Date: 18/05/2022

Property Type: Townhouse (Single)

Land Size: 314 sqm approx