

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

15 Riverview Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Montmorency

Period - From 01/01/2024 to 31/03/2024 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	63 Sherbourne Rd MONTMORENCY 3094	\$1,100,000	30/03/2024
2	10 Calrossie Av MONTMORENCY 3094	\$1,075,500	13/04/2024
3	31 Boyce Av BRIAR HILL 3088	\$1,035,000	02/02/2024

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:

01/05/2024 11:44

15 Riverview Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 2 1

Property Type: House
Land Size: 747 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
March quarter 2024: \$1,180,000

Comparable Properties



63 Sherbourne Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 30/03/2024
Property Type: House
Land Size: 1200 sqm approx



10 Calrossie Av MONTMORENCY 3094 (REI) **Agent Comments**

4 2 1

Price: \$1,075,500
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 953 sqm approx



31 Boyce Av BRIAR HILL 3088 (REI)

Agent Comments

3 1 2

Price: \$1,035,000
Method: Private Sale
Date: 02/02/2024
Property Type: House
Land Size: 905 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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