

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

32 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Montmorency

Period - From 01/07/2021

to 30/09/2021

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.

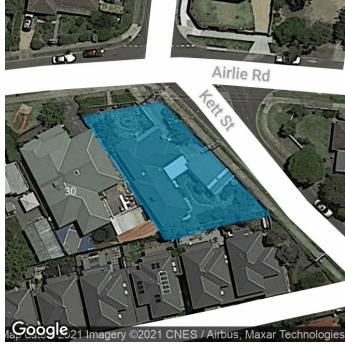
	Address of comparable property	Price	Date of sale
1	11 Terrara Ct MONTMORENCY 3094	\$1,195,000	19/06/2021
2	35 Cressy St MONTMORENCY 3094	\$1,167,500	14/11/2021
3	13 Tahlee PI MONTMORENCY 3094	\$1,161,000	28/09/2021

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:

26/11/2021 11:21



4 2 2

Property Type: House
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2021: \$1,190,000

Comparable Properties



11 Terrara Ct MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,195,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 680 sqm approx



35 Cressy St MONTMORENCY 3094 (REI) **Agent Comments**

4 2 2

Price: \$1,167,500
Method: Auction Sale
Date: 14/11/2021
Property Type: House (Res)
Land Size: 744 sqm approx



13 Tahlee Pl MONTMORENCY 3094 (REI) **Agent Comments**

4 2 2

Price: \$1,161,000
Method: Private Sale
Date: 28/09/2021
Property Type: House
Land Size: 862 sqm approx