

# 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

2/22 Wattle 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)

Single price

\$1,485,000

### Median sale price

Median price

\$1,171,500

Property Type

House

Suburb

Montmorency

Period - From

23/06/2024

to

22/12/2024

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

	Address of comparable property	Price	Date of sale
1	1/26 Panorama Avenue Lower Plenty Vic 3093	\$1,405,000	11/07/2024
2	2/26 Panorama Avenue Lower Plenty Vic 3093	\$1,500,000	16/07/2024

This Statement of Information was prepared on:

23/12/2024