

# 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

27 Graeme 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$839,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2019

to

30/09/2019

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	1/106 Para Rd MONTMORENCY 3094	\$765,000	07/10/2019
2	134 St Helena Rd BRIAR HILL 3088	\$754,000	21/09/2019
3	113 Para Rd MONTMORENCY 3094	\$745,500	13/07/2019

**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:

24/10/2019 14:04



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

September quarter 2019: \$839,000

## Comparable Properties



**1/106 Para Rd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$765,000

**Method:** Auction Sale

**Date:** 07/10/2019

**Property Type:** Unit

**Land Size:** 505 sqm approx



**134 St Helena Rd BRIAR HILL 3088 (REI)**

Agent Comments



**Price:** \$754,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 788 sqm approx



**113 Para Rd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$745,500

**Method:** Auction Sale

**Date:** 13/07/2019

**Property Type:** House (Res)

**Land Size:** 550 sqm approx