

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

16 Guymer Court, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,115,000

Property Type

House

Suburb

Montmorency

Period - From

01/10/2023

to

31/12/2023

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	143-145 Ryans Rd ELTHAM NORTH 3095	\$1,750,000	23/10/2023
2	5 Kinnear Ct MONTMORENCY 3094	\$1,725,000	24/01/2024
3	32 Kelway Cr ELTHAM NORTH 3095	\$1,709,100	25/10/2023

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:

23/02/2024 11:01



5 3 3

Property Type: House
Land Size: 1627 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
December quarter 2023: \$1,115,000

Comparable Properties



143-145 Ryans Rd ELTHAM NORTH 3095 (REI) **Agent Comments**

5 3 2

Price: \$1,750,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 1732 sqm approx



5 Kinnear Ct MONTMORENCY 3094 (REI) **Agent Comments**

5 3 2

Price: \$1,725,000
Method: Private Sale
Date: 24/01/2024
Property Type: House
Land Size: 791 sqm approx



32 Kelway Cr ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

5 4 5

Price: \$1,709,100
Method: Private Sale
Date: 25/10/2023
Property Type: House (Res)
Land Size: 1434 sqm approx