

# 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

8/15 Karingal Drive, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$790,000

### Median sale price

Median price

\$775,750

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2023

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 | 33a Williams Rd BRIAR HILL 3088       | \$770,000 | 09/02/2024   |
| 2 | 6/30 Stanley Av ELTHAM 3095           | \$762,000 | 27/04/2024   |
| 3 | 2/222 St Helena Rd GREENSBOROUGH 3088 | \$720,000 | 06/03/2024   |

**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:

28/05/2024 17:08



2 2 1

**Property Type:** Townhouse  
(Single)  
**Land Size:** 238 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median Unit Price**  
Year ending March 2024: \$775,750

## Comparable Properties



**33a Williams Rd BRIAR HILL 3088 (REI)**

**Agent Comments**

2 2 1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** Unit  
**Land Size:** 199 sqm approx



**6/30 Stanley Av ELTHAM 3095 (REI)**

**Agent Comments**

2 1 1

**Price:** \$762,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** Unit  
**Land Size:** 198 sqm approx



**2/222 St Helena Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 223 sqm approx

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