

# 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

46 Airlie Road, 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,182,500

Property Type House

Suburb Montmorency

Period - From 01/04/2021

to

31/03/2022

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 | 61a Mountain View Rd MONTMORENCY 3094 | \$1,275,000 | 09/12/2021   |
| 2 | 82 Buena Vista Dr MONTMORENCY 3094    | \$1,250,000 | 31/01/2022   |
| 3 | 8 Sackville St MONTMORENCY 3094       | \$1,225,000 | 10/05/2022   |

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:

09/06/2022 11:15



3   1   1

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending March 2022: \$1,182,500

## Comparable Properties



**61a Mountain View Rd MONTMORENCY 3094 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 09/12/2021  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx



**82 Buena Vista Dr MONTMORENCY 3094 (REI/VG)**   **Agent Comments**

3   2   4

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 31/01/2022  
**Property Type:** House  
**Land Size:** 686 sqm approx



**8 Sackville St MONTMORENCY 3094 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 10/05/2022  
**Property Type:** House  
**Land Size:** 458 sqm approx