

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

13 Ryrie Court, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,315,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2021

to

30/09/2021

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	6 Elizabeth St MONTMORENCY 3094	\$1,330,000	26/10/2021
2	49 Lilicur Rd MONTMORENCY 3094	\$1,281,350	18/10/2021
3	51 Reichelt Av MONTMORENCY 3094	\$1,241,000	08/10/2021

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:

01/01/2022 13:57



4 2 5

Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
\$1,315,000
Median House Price
September quarter 2021: \$1,190,000

Comparable Properties



6 Elizabeth St MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,330,000
Method: Sold Before Auction
Date: 26/10/2021
Property Type: House (Res)
Land Size: 806 sqm approx



49 Lilicur Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,281,350
Method: Sold Before Auction
Date: 18/10/2021
Property Type: House (Res)
Land Size: 769 sqm approx



51 Reichelt Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,241,000
Method: Auction Sale
Date: 08/10/2021
Property Type: House (Res)
Land Size: 949 sqm approx