## 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	62 Kirwana Grove, Montmorency Vic 3094
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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### Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	68 Reichelt Av MONTMORENCY 3094	\$1,100,000	11/02/2025
2	62 Mountain View Rd MONTMORENCY 3094	\$1,125,000	01/02/2025
3	18 Grand Blvd MONTMORENCY 3094	\$1,140,000	25/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/03/2025 13:37
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Property Type: House Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2024: \$1,150,000

# Comparable Properties



68 Reichelt Av MONTMORENCY 3094 (REI)

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2

**3** 2

Price: \$1,100,000 Method: Private Sale Date: 11/02/2025 Property Type: House

Land Size: 710 sqm approx

**Agent Comments** 



62 Mountain View Rd MONTMORENCY 3094 (REI)

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**Agent Comments** 

Price: \$1,125,000 Method: Auction Sale Date: 01/02/2025 Property Type: House Land Size: 475 sqm approx



18 Grand Blvd MONTMORENCY 3094 (REI/VG)

•=

3

Price: \$1,140,000 Method: Private Sale Date: 25/01/2025 Property Type: House Land Size: 698 sqm approx

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2

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Agent Comments





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

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