#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	1/80 Mountain View Road, Montmorency Vic 3094
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$840,000	&	\$890,000
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#### Median sale price

Median price	\$861,000	Pro	perty Type	Unit		Suburb	Montmorency
Period - From	01/07/2024	to	30/09/2024		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

	aress of comparable property	1 1100	Date of Sale
1	2/9 Warwick Rd GREENSBOROUGH 3088	\$870,000	29/10/2024
2	6d Dobson Rd MONTMORENCY 3094	\$845,000	16/08/2024
3	3/11 Springfield St BRIAR HILL 3088	\$867,000	20/07/2024

#### 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:	13/01/2025 14:24



Date of sale







**Property Type:** Unit **Land Size:** 218 sqm approx

Agent Comments

Double auto garage

Indicative Selling Price \$840,000 - \$890,000 Median Unit Price September quarter 2024: \$861,000

## Comparable Properties



2/9 Warwick Rd GREENSBOROUGH 3088 (REI)

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2

Price: \$870,000 Method: Private Sale Date: 29/10/2024 Rooms: 5

Property Type: Unit

Land Size: 209 sqm approx

**Agent Comments** 

6d Dobson Rd MONTMORENCY 3094 (REI/VG)



3







Price: \$845,000 Method: Private Sale

Date: 16/08/2024

**Property Type:** Townhouse (Single) **Land Size:** 260 sqm approx

**Agent Comments** 



3/11 Springfield St BRIAR HILL 3088 (REI/VG)

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3

Price: \$867,000





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**Agent Comments** 

Method: Auction Sale Date: 20/07/2024 Property Type: Unit

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





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