

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

1/80 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$861,000 Property 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	Price	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



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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)

[Agent Comments](#)

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Price: \$870,000
Method: Private Sale
Date: 29/10/2024
Rooms: 5
Property Type: Unit
Land Size: 209 sqm approx



6d Dobson Rd MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$845,000
Method: Private Sale
Date: 16/08/2024
Property Type: Townhouse (Single)
Land Size: 260 sqm approx



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

[Agent Comments](#)

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Price: \$867,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit

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