

# 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

2/73 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,130,000

Property Type House

Suburb Montmorency

Period - From 01/04/2021

to

30/06/2021

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	4 Alma St LOWER PLENTY 3093	\$1,220,000	01/04/2021
2	7 Pedersen Way MONTMORENCY 3094	\$1,125,000	17/03/2021
3	6/17 Elmo Rd MONTMORENCY 3094	\$1,220,000	13/03/2021

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:

04/08/2021 09:04



3 2 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 264 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2021: \$1,130,000

## Comparable Properties



**4 Alma St LOWER PLENTY 3093 (REI/VG)**

4 2 2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 01/04/2021

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 495 sqm approx

Agent Comments

Additional bedroom in a less appealing location.



**7 Pedersen Way MONTMORENCY 3094 (REI/VG)**

3 3 2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 17/03/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 701 sqm approx

Agent Comments

On its own title although lower quality build/renovations.



**6/17 Elmo Rd MONTMORENCY 3094 (REI/VG)**

4 2 3

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 743 sqm approx

Agent Comments

Additional bedroom in a less appealing location