

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

5/90 Mountain View Road, Montmorency VIC 3094

Indicative selling price

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

Range between

\$890,000

&

\$950,000

Median sale price

Median price

\$818,000

Property Type

Unit

Suburb

Montmorency

Period - From

19/08/2024

to

18/02/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Starling Street Montmorency VIC	\$911,000	26/11/2024
5/62 Rattray Road Montmorency VIC	\$910,000	12/09/2024
1/54 Kelvin Avenue Montmorency VIC	\$900,000	21/12/2024

This Statement of Information was prepared on:

19/02/2025