

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

14 ORR LANE MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Montmorency

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

3/12 DAVEY ROAD MONTMORENCY VIC 3094	\$885,000	05-May-23
1/4 LESLIE COURT LOWER PLENTY VIC 3093	\$920,000	15-Jul-23
5/111 RATTRAY ROAD MONTMORENCY VIC 3094	\$850,000	16-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 20 July 2023



**3/12 DAVEY ROAD
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$885,000** Sold Date **05-May-23**

Distance **1.6km**

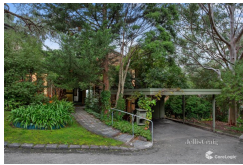


**1/4 LESLIE COURT LOWER PLENTY
VIC 3093**

 3  2  1

Sold Price ^{RS} **\$920,000** Sold Date **15-Jul-23**

Distance **1.47km**



**5/111 RATTRAY ROAD
MONTMORENCY VIC 3094**

 3  2  2

Sold Price ^{RS} **\$850,000** Sold Date **16-Jun-23**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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