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

2/12 Meadow Crescent, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$750,000		&		\$800,000				
Median sale price									
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Montmorency	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/98 Mountain View Rd MONTMORENCY 3094	\$785,000	11/01/2025
2	4/19 River St GREENSBOROUGH 3088	\$750,000	20/12/2024
3	6a Hibiscus Av BRIAR HILL 3088	\$744,000	15/10/2024

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:

24/02/2025 12:43









Property Type: Unit Land Size: 289 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending December 2024: \$750,000

Comparable Properties

	1/98 Mountain View Rd MONTMORENCY 3094 (REI) Image: 1 3 Image: 2 Image: 1 Price: \$785,000 Method: Private Sale Date: 11/01/2025 Rooms: 4 Property Type: Townhouse (Res) Land Size: 147 sqm approx	Agent Comments
E GAPENDARIA	4/19 River St GREENSBOROUGH 3088 (REI) 3 2 4 Price: \$750,000 Method: Private Sale Date: 20/12/2024 Rooms: 6 Property Type: Unit	Agent Comments
	6a Hibiscus Av BRIAR HILL 3088 (REI/VG) 3 1 2 Price: \$744,000 Method: Private Sale Date: 15/10/2024 Property Type: House Land Size: 790 sqm approx	Agent Comments

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