

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

71 Sackville Street, Montmorency, VIC 3094

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,171,500

Property Type

House

Suburb

MONTMORENCY

Period - From

30/05/2024

to

29/11/2024

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
1 18 FLINT STREET, ELTHAM	\$1,361,000	22/05/2024
2 50 RYANS ROAD, ELTHAM	\$1,420,000	03/05/2024
3 109 RATTRAY ROAD, MONTMORENCY	\$1,295,000	14/08/2024

This Statement of Information was prepared on:

30/11/2024