

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

2/7 Virginia Court, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$940,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

21/02/2021

to

20/02/2022

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	65 Buena Vista Dr MONTMORENCY 3094	\$1,260,000	22/10/2021
2	1/89 Airlie Rd MONTMORENCY 3094	\$1,250,000	06/12/2021
3	2/19 Panorama Av LOWER PLENTY 3093	\$1,250,000	21/09/2021

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:

21/02/2022 09:31



3 2 2

Property Type: Townhouse
(Single)

Land Size: 541 sqm approx

[Agent Comments](#)

Comparable Properties



65 Buena Vista Dr MONTMORENCY 3094 (REI) [Agent Comments](#)

3 2 1

Price: \$1,260,000

Method: Sold Before Auction

Date: 22/10/2021

Property Type: House (Res)

Land Size: 520 sqm approx



1/89 Airlie Rd MONTMORENCY 3094 (REI) [Agent Comments](#)

3 3 2

Price: \$1,250,000

Method: Private Sale

Date: 06/12/2021

Property Type: Townhouse (Single)

Land Size: 349 sqm approx



2/19 Panorama Av LOWER PLENTY 3093 (REI) [Agent Comments](#)

4 3 2

Price: \$1,250,000

Method: Private Sale

Date: 21/09/2021

Property Type: Townhouse (Single)

Land Size: 304 sqm approx