

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

147 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,140,000

Property Type House

Suburb Montmorency

Period - From 01/01/2021

to 31/12/2021

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	29 Fernside Av BRIAR HILL 3088	\$1,050,000	21/12/2021
2	67 Henry St ELTHAM 3095	\$1,040,000	30/12/2021
3	6 Withers Way ELTHAM 3095	\$1,010,000	20/10/2021

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:

21/03/2022 15:48



Property Type:
Divorce/Estate/Family Transfers
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median House Price
Year ending December 2021: \$1,140,000

Comparable Properties



29 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 21/12/2021
Property Type: House
Land Size: 343 sqm approx



67 Henry St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 30/12/2021
Rooms: 6
Property Type: House (Res)
Land Size: 813 sqm approx



6 Withers Way ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 931 sqm approx