

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 8 Gordon Grove, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Montmorency

Period - From 01/04/2024 to 30/06/2024 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	4 Orr La MONTMORENCY 3094	\$1,060,000	06/05/2024
2	53 Cressy St MONTMORENCY 3094	\$1,100,000	14/04/2024
3			

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: 23/08/2024 09:47



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Property Type: House
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2024: \$1,150,000

Comparable Properties



4 Orr La MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,060,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 385 sqm approx



53 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,100,000
Method: Private Sale
Date: 14/04/2024
Property Type: House
Land Size: 1339 sqm approx

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.