

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

4/53 LOOKER ROAD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

3/24 RATTRAY ROAD MONTMORENCY VIC 3094	\$720,000	24-Aug-24
2/41 COVENTRY STREET MONTMORENCY VIC 3094	\$710,000	09-May-24
4/52 COVENTRY STREET MONTMORENCY VIC 3094	\$680,000	26-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 01 October 2024

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**3/24 RATTRAY ROAD
MONTMORENCY VIC 3094**

 2  1  1

Sold Price

^{RS}

\$720,000

Sold Date **24-Aug-24**

Distance

0.61km



**2/41 COVENTRY STREET
MONTMORENCY VIC 3094**

 2  1  1

Sold Price

\$710,000

Sold Date **09-May-24**

Distance

0.29km



**4/52 COVENTRY STREET
MONTMORENCY VIC 3094**

 2  1  1

Sold Price

\$680,000

Sold Date **26-Apr-24**

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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