

# 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

1/29 Price Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$990,000 Property Type Townhouse Suburb Montmorency

Period - From 06/03/2023 to 05/03/2024 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	2 Parkdale Av ELTHAM NORTH 3095	\$1,942,000	23/09/2023
2	33 Airlie Rd MONTMORENCY 3094	\$1,825,000	30/10/2023
3	9 Elmo Rd MONTMORENCY 3094	\$1,435,000	21/12/2023

**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:

06/03/2024 17:04



4   3   2

**Property Type:** Townhouse

**Land Size:** 364 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median Townhouse Price**  
06/03/2023 - 05/03/2024: \$990,000

## Comparable Properties



**2 Parkdale Av ELTHAM NORTH 3095 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$1,942,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 1012 sqm approx



**33 Airlie Rd MONTMORENCY 3094 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$1,825,000

**Method:** Private Sale

**Date:** 30/10/2023

**Property Type:** House

**Land Size:** 487 sqm approx



**9 Elmo Rd MONTMORENCY 3094 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

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