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 | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|-------|--------|-------------|--|
| Range betwee | \$1,800,000 | | & | | \$1,900,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$990,000 | Pro | operty Type | Том | nhouse | | Suburb | Montmorency | |
| Period - From | 06/03/2023 | to | 05/03/2024 | | So | ource | 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.

| Ado | dress 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









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



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



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

Price: \$1,435,000 Method: Private Sale Date: 21/12/2023 Property Type: House (Res) Land Size: 651 sqm approx

Account - Barry Plant | P: (03) 9431 1243



propertydata

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