

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

1/4 Beattie Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,113,250 Property Type House Suburb Montmorency

Period - From 01/01/2023 to 31/12/2023 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 | 2/42 Para Rd MONTMORENCY 3094 | \$950,000 | 23/12/2023 |
| 2 | 1/35-37 Alexander St MONTMORENCY 3094 | \$921,000 | 10/10/2023 |
| 3 | 1/50 Coventry St MONTMORENCY 3094 | \$901,000 | 17/08/2023 |

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:

25/01/2024 15:31



3 2 2

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending December 2023: \$1,113,250

Comparable Properties



2/42 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 234 sqm approx



1/35-37 Alexander St MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$921,000
Method: Private Sale
Date: 10/10/2023
Property Type: Unit
Land Size: 359 sqm approx



1/50 Coventry St MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$901,000
Method: Private Sale
Date: 17/08/2023
Property Type: Unit
Land Size: 300 sqm approx