

# 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

10 Calrossie 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,115,000 Property Type House Suburb Montmorency

Period - From 01/10/2023 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	22 Price Av MONTMORENCY 3094	\$1,120,000	06/11/2023
2	9 Terrara Ct MONTMORENCY 3094	\$1,070,000	16/11/2023
3	156 Rattray Rd MONTMORENCY 3094	\$965,000	08/11/2023

**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:

18/03/2024 11:27

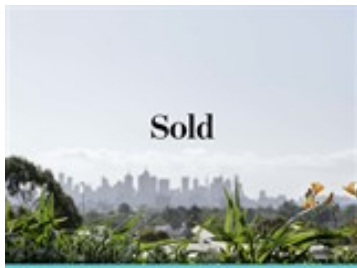


4 2 1

**Property Type:** House  
**Land Size:** 953 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2023: \$1,115,000

## Comparable Properties



**22 Price Av MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 06/11/2023  
**Property Type:** House  
**Land Size:** 882 sqm approx



**9 Terrara Ct MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** House  
**Land Size:** 668 sqm approx



**156 Rattray Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 1 1

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 08/11/2023  
**Property Type:** House  
**Land Size:** 921 sqm approx