

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

105 Sackville Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Montmorency

Period - From 01/01/2024 to 31/03/2024 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	14 Ryans Rd ELTHAM 3095	\$1,365,000	19/01/2024
2	16 Sackville St MONTMORENCY 3094	\$1,300,000	22/04/2024
3	64 Sackville St MONTMORENCY 3094	\$1,281,000	11/04/2024

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:

28/05/2024 11:22



Property Type: Land

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



14 Ryans Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,365,000

Method: Private Sale

Date: 19/01/2024

Property Type: House

Land Size: 1014 sqm approx



16 Sackville St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 22/04/2024

Property Type: House

Land Size: 898 sqm approx



64 Sackville St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,281,000

Method: Private Sale

Date: 11/04/2024

Property Type: House

Land Size: 768 sqm approx