

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

| |
|---|
| 18 Calrossie Avenue, 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

| |
|-------------|
| \$1,067,500 |
|-------------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|-------------|
| Montmorency |
|-------------|

Period - From

| |
|------------|
| 01/04/2023 |
|------------|

 to

| |
|------------|
| 30/06/2023 |
|------------|

 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 | 25 Nokes Ct MONTMORENCY 3094 | \$940,000 | 01/07/2023 |
| 2 | 2/205 Rattray Rd MONTMORENCY 3094 | \$935,000 | 19/05/2023 |
| 3 | 220 Rattray Rd MONTMORENCY 3094 | \$888,000 | 24/02/2023 |

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:

| |
|------------------|
| 04/08/2023 16:52 |
|------------------|



 3  2  2

Property Type: House (Res)

Land Size: 563 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

June quarter 2023: \$1,067,500

Comparable Properties



25 Nokes Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  1

Price: \$940,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 465 sqm approx



2/205 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  1

Price: \$935,000

Method: Private Sale

Date: 19/05/2023

Rooms: 6

Property Type: House (Res)



220 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  2

Price: \$888,000

Method: Private Sale

Date: 24/02/2023

Property Type: House

Land Size: 398 sqm approx

Account - Barry Plant | P: 03 9842 8888