## 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$900,000		&		\$950,000			
Median sale pr	ice							
Median price	\$1,067,500	Pro	operty Type	Hou	se		Suburb	Montmorency
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress 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









**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)



Price: \$940,000 Method: Auction Sale Date: 01/07/2023 Property Type: House (Res) Land Size: 465 sqm approx

Agent Comments

Agent Comments





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

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



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



propertydata

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