# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	18a Calrossie Avenue, Montmorency Vic 3094
Including suburb and	·
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,115,000	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	5 Kinnear Ct MONTMORENCY 3094	\$1,725,000	24/01/2024
2	9 Elmo Rd MONTMORENCY 3094	\$1,435,000	21/12/2023
3	1/19 Calrossie Av MONTMORENCY 3094	\$1,430,000	31/10/2023

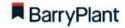
#### OR

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:	01/03/2024 14:40



Date of sale







**Property Type:** House **Land Size:** 934 sqm approx Agent Comments

Indicative Selling Price \$1,650,000 - \$1,790,000 Median House Price December quarter 2023: \$1,115,000

# Comparable Properties



5 Kinnear Ct MONTMORENCY 3094 (REI)

**4** 5



**2** 

Price: \$1,725,000 Method: Private Sale Date: 24/01/2024 Property Type: House Land Size: 791 sqm approx **Agent Comments** 



9 Elmo Rd MONTMORENCY 3094 (REI)

4





**2** 

**Price:** \$1,435,000 **Method:** Private Sale **Date:** 21/12/2023

Property Type: House (Res) Land Size: 651 sqm approx **Agent Comments** 



1/19 Calrossie Av MONTMORENCY 3094 (REI) Agent Comments

3





**Price:** \$1,430,000 **Method:** Private Sale **Date:** 31/10/2023

Property Type: House (Res) Land Size: 471 sqm approx

**Account** - Barry Plant | P: (03) 9431 1243



