

# 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

1a Glengarriff Crescent, 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 \$780,000 & \$840,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Montmorency

Period - From 01/04/2023 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 | 2/58 Para Rd MONTMORENCY 3094   | \$832,000 | 12/03/2024   |
| 2 | 55 Leach St BRIAR HILL 3088     | \$816,000 | 26/03/2024   |
| 3 | 33a Williams Rd BRIAR HILL 3088 | \$770,000 | 09/02/2024   |

**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:

14/06/2024 12:23



2 1 2

**Property Type:** House  
**Land Size:** 290 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$840,000

**Median House Price**

Year ending March 2024: \$1,100,000

## Comparable Properties



**2/58 Para Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$832,000  
**Method:** Private Sale  
**Date:** 12/03/2024  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 422 sqm approx



**55 Leach St BRIAR HILL 3088 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$816,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 343 sqm approx



**33a Williams Rd BRIAR HILL 3088 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** Unit  
**Land Size:** 199 sqm approx