## 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									
Range betweer	n \$780,000		&		\$840,000				
Median sale price									
Median price	\$1,100,000	Pro	Property Type H		louse		Suburb	Montmorency	
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress 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





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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) 3 1 1 1 Price: \$832,000 Method: Private Sale Date: 12/03/2024 Rooms: 4 Property Type: Unit Land Size: 422 sqm approx	Agent Comments
55 Leach St BRIAR HILL 3088 (REI/VG) 2 1 2 2 Price: \$816,000 Method: Private Sale Date: 26/03/2024 Rooms: 3 Property Type: House (Res) Land Size: 343 sqm approx	Agent Comments
33a Williams Rd BRIAR HILL 3088 (REI/VG) 2 2 1 Price: \$770,000 Method: Private Sale Date: 09/02/2024 Property Type: Unit Land Size: 199 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

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