Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/29 Price Avenue, Montmorency Vic 3094
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Indicative selling price

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

Range between	\$1,575,000	&	\$1,675,000
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Median sale price

Median price	\$1,180,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/01/2024	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

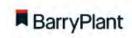
Add	dress of comparable property	Price	Date of sale
1	3/15 Springfield St BRIAR HILL 3088	\$1,455,000	25/03/2024
2	8 Sun Dew CI ST HELENA 3088	\$1,375,000	08/05/2024
3	5/57 Sherbourne Rd MONTMORENCY 3094	\$1,200,000	10/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/06/2024 09:46









Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,575,000 - \$1,675,000 Median House Price March quarter 2024: \$1,180,000

Comparable Properties



3/15 Springfield St BRIAR HILL 3088 (REI/VG)

Price: \$1,455,000 Method: Private Sale Date: 25/03/2024 Property Type: House



8 Sun Dew CI ST HELENA 3088 (REI)

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A 2

Price: \$1,375,000

Method: Sold Before Auction

Date: 08/05/2024

Property Type: House (Res)

Agent Comments

Agent Comments

5/57 Sherbourne Rd MONTMORENCY 3094

(REI/VG)

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Price: \$1,200,000 **Method:** Auction Sale **Date:** 10/02/2024

Property Type: House (Res) **Land Size:** 336 sqm approx

Agent Comments

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



