

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

2/61 KELVIN AVENUE MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Montmorency

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

3/56 SHERBOURNE ROAD MONTMORENCY VIC 3094	\$685,000	09-Feb-24
8/9 DAVEY ROAD MONTMORENCY VIC 3094	\$690,000	08-Feb-24
3/25 WILSON AVENUE MONTMORENCY VIC 3094	\$672,500	20-Feb-24

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 6 months.~~

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**3/56 SHERBOURNE ROAD
 MONTMORENCY VIC 3094**

2 1 1

Sold Price **\$685,000** Sold Date **09-Feb-24**

Distance **0.45km**

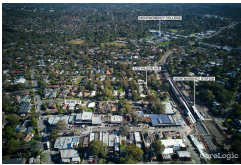


**8/9 DAVEY ROAD MONTMORENCY
 VIC 3094**

2 1 1

Sold Price **\$690,000** Sold Date **08-Feb-24**

Distance **0.55km**



**3/25 WILSON AVENUE
 MONTMORENCY VIC 3094**

2 1 1

Sold Price **\$672,500** Sold Date **20-Feb-24**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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