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	2/64 Mountain View Road, Montmorency Vic 3094
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,080,000	&	\$1,180,000
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Median sale price

Median price	\$1,070,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/10/2022	to	30/09/2023	9	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	10 Tower Dr BRIAR HILL 3088	\$1,232,000	24/08/2023
2	37A Baldwin Av MONTMORENCY 3094	\$1,116,500	11/08/2023
3	120 Sackville St MONTMORENCY 3094	\$1,100,000	11/09/2023

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:	10/11/2023 13:00





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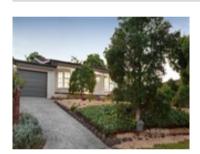




Property Type: House **Land Size:** 780 sqm approx Agent Comments

Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price Year ending September 2023: \$1,070,000

Comparable Properties



10 Tower Dr BRIAR HILL 3088 (REI)

4





Price: \$1,232,000 Method: Private Sale Date: 24/08/2023 Property Type: House Land Size: 814 sqm approx **Agent Comments**



37A Baldwin Av MONTMORENCY 3094 (REI)

4





6

Price: \$1,116,500

Method: Sold Before Auction

Date: 11/08/2023

Property Type: House (Res) Land Size: 839 sqm approx Agent Comments



120 Sackville St MONTMORENCY 3094

(REI/VG)





Price: \$1,100,000 Method: Private Sale Date: 11/09/2023 Property Type: House Land Size: 972 sqm approx **Agent Comments**

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





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