

# 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

2/7 Graeme Avenue, 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

\$680,000

&

\$740,000

### Median sale price

Median price

\$823,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2023

to

30/06/2023

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	4/2 River St BRIAR HILL 3088	\$755,000	26/04/2023
2	2/75 Airlie Rd MONTMORENCY 3094	\$730,000	25/02/2023
3	2/9 Paton St MONTMORENCY 3094	\$700,000	18/05/2023

**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:

25/07/2023 11:51



2   
 1   
 1

**Rooms:** 3  
**Property Type:** Unit (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median Unit Price**  
 June quarter 2023: \$823,000

## Comparable Properties



4/2 River St BRIAR HILL 3088 (REI/VG)

Agent Comments

2   
 1   
 2

**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 26/04/2023  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 430 sqm approx



2/75 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 25/02/2023  
**Property Type:** Unit  
**Land Size:** 183 sqm approx



2/9 Paton St MONTMORENCY 3094 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 18/05/2023  
**Property Type:** Unit  
**Land Size:** 191 sqm approx

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