Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/7 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gc | v.au/ι | underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-------------|
| Range betweer | \$680,000 | | & | | \$740,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$823,000 | Pro | operty Type | Unit | | | Suburb | Montmorency |
| Period - From | 01/04/2023 | to | 30/06/2023 | | 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.

| Ad | dress 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









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)

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

Agent Comments

Agent Comments



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)



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

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



propertydata

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