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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