

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

2/9 DAVEY ROAD 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,116,500

Property type

House

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

2/45 PARA ROAD MONTMORENCY VIC 3094	\$600,000	20-Apr-24
1/94 MOUNTAIN VIEW ROAD MONTMORENCY VIC 3094	\$600,000	09-Mar-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.

This Statement of Information was prepared on: 31 May 2024

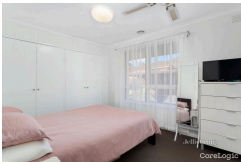


2/45 PARA ROAD MONTMORENCY VIC 3094 Sold Price

^{RS} **\$600,000** Sold Date **20-Apr-24**

 2  1  1

Distance **0.74km**



1/94 MOUNTAIN VIEW ROAD MONTMORENCY VIC 3094 Sold Price

\$600,000 Sold Date **09-Mar-24**

 2  1  1

Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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