

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 Price Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$739,250 Property Type Unit Suburb Montmorency

Period - From 01/01/2024 to 31/03/2024 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	1/4 Beattie St MONTMORENCY 3094	\$1,221,100	10/02/2024
2	5/57 Sherbourne Rd MONTMORENCY 3094	\$1,200,000	10/02/2024
3			

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:

07/06/2024 10:06



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Unit Price

March quarter 2024: \$739,250

Comparable Properties



1/4 Beattie St MONTMORENCY 3094 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,221,100

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 423 sqm approx

5/57 Sherbourne Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,200,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 336 sqm approx

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.