

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

22 Elmo Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,067,500 Property Type House 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	8 Graeme Av MONTMORENCY 3094	\$1,070,000	15/07/2023
2	4 Roslyn Ct ELTHAM NORTH 3095	\$1,000,000	21/06/2023
3	70 Karingal Dr ELTHAM NORTH 3095	\$886,000	05/05/2023

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:

01/08/2023 13:51



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Property Type: House (Res)
Land Size: 1086 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 June quarter 2023: \$1,067,500

Comparable Properties



8 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments

5 2 -

Price: \$1,070,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 939 sqm approx



4 Roslyn Ct ELTHAM NORTH 3095 (REI)

Agent Comments

5 3 2

Price: \$1,000,000
Method: Private Sale
Date: 21/06/2023
Rooms: 8
Property Type: House (Res)
Land Size: 1051 sqm approx



70 Karingal Dr ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 1

Price: \$886,000
Method: Private Sale
Date: 05/05/2023
Property Type: House (Res)
Land Size: 899 sqm approx

Account - Barry Plant | P: 03 9842 8888