

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 27 Calrossie Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,113,250 Property Type House Suburb Montmorency

Period - From 01/01/2023 to 31/12/2023 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	37 Scenic Cr ELTHAM NORTH 3095	\$1,100,000	30/11/2023
2	29 Pine Av BRIAR HILL 3088	\$1,040,000	23/01/2024
3	31 Boyce Av BRIAR HILL 3088	\$1,035,000	02/02/2024

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: 13/03/2024 11:04



Property Type:

Agent Comments

Comparable Properties



37 Scenic Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 30/11/2023

Property Type: House (Res)

Land Size: 2908 sqm approx



29 Pine Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,040,000

Method: Sold Before Auction

Date: 23/01/2024

Property Type: House (Res)

Land Size: 786 sqm approx



31 Boyce Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,035,000

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 905 sqm approx