

# 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 3/23 Calrossie Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$790,000

### Median sale price

Median price \$788,500 Property Type Unit Suburb Montmorency

Period - From 26/04/2023 to 25/04/2024 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	5/1 Campbell Rd BRIAR HILL 3088	\$815,000	12/04/2024
2	3/7 Alexander St MONTMORENCY 3094	\$800,000	23/12/2023
3	3/1 Graeme Av MONTMORENCY 3094	\$770,000	17/11/2023

**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: 26/04/2024 11:47



**Property Type:** Unit  
**Land Size:** 182 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$740,000 - \$790,000

**Median Unit Price**

26/04/2023 - 25/04/2024: \$788,500

## Comparable Properties



**5/1 Campbell Rd BRIAR HILL 3088 (REI)**

**Agent Comments**



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House  
**Land Size:** 330 sqm approx



**3/7 Alexander St MONTMORENCY 3094 (REI/VG)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 23/12/2023  
**Property Type:** Unit  
**Land Size:** 235 sqm approx



**3/1 Graeme Av MONTMORENCY 3094 (REI/VG)** **Agent Comments**



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** Unit  
**Land Size:** 218 sqm approx