

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 3/49 Buena Vista Drive, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$980,000 Property Type Townhouse Suburb Montmorency

Period - From 23/05/2023 to 22/05/2024 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	3/11 York St ELTHAM 3095	\$1,160,000	04/04/2024
2	2/100 Pitt St ELTHAM 3095	\$1,120,000	24/02/2024
3	4 Orr La MONTMORENCY 3094	\$1,060,000	06/05/2024

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: 23/05/2024 11:41



3 2 2

Property Type: Townhouse

Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

23/05/2023 - 22/05/2024: \$980,000

Comparable Properties



3/11 York St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Private Sale

Date: 04/04/2024

Property Type: Townhouse (Single)



2/100 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

3 3 2

Price: \$1,120,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)

Land Size: 181 sqm approx



4 Orr La MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 385 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192