

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 3/7 Alexander Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Montmorency

Period - From 01/07/2023 to 30/09/2023 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	2/7 Campbell Rd BRIAR HILL 3088	\$850,000	12/10/2023
2	2/53 Looker Rd MONTMORENCY 3094	\$705,000	13/08/2023
3	3/2 Fernside Av BRIAR HILL 3088	\$670,000	09/10/2023

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: 28/11/2023 17:11



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Property Type: Unit
Land Size: 235 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
September quarter 2023: \$715,000

Comparable Properties



2/7 Campbell Rd BRIAR HILL 3088 (REI)

Agent Comments

 3  2  1

Price: \$850,000
Method: Private Sale
Date: 12/10/2023
Rooms: 5
Property Type: Unit

2/53 Looker Rd MONTMORENCY 3094 (VG)

Agent Comments

 2  -  -

Price: \$705,000
Method: Sale
Date: 13/08/2023
Property Type: Flat/Unit/Apartment (Res)



3/2 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments

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Price: \$670,000
Method: Private Sale
Date: 09/10/2023
Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243