

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

37a Baldwin Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,070,500 Property Type House Suburb Montmorency

Period - From 01/07/2022 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	3 Looker Rd MONTMORENCY 3094	\$950,000	20/04/2023
2	17 Hyacinth St BRIAR HILL 3088	\$900,000	10/02/2023
3	159 Rattray Rd MONTMORENCY 3094	\$850,000	31/03/2023

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:

25/07/2023 12:40



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending June 2023: \$1,070,500

Comparable Properties



3 Looker Rd MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$950,000
Method: Private Sale
Date: 20/04/2023
Property Type: House (Res)
Land Size: 876 sqm approx



17 Hyacinth St BRIAR HILL 3088 (REI/VG) Agent Comments



Price: \$900,000
Method: Private Sale
Date: 10/02/2023
Rooms: 6
Property Type: House (Res)
Land Size: 791 sqm approx



159 Rattray Rd MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 633 sqm approx

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