

# 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 4/86 Mountain View Road, 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 \$460,000 & \$500,000

### Median sale price

Median price \$752,000 Property Type Unit Suburb Montmorency

Period - From 21/12/2022 to 20/12/2023 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	1/7 Echuca Rd GREENSBOROUGH 3088	\$533,000	29/07/2023
2	4/64 Para Rd MONTMORENCY 3094	\$500,000	24/10/2023
3	1/8-14 Grimshaw St GREENSBOROUGH 3088	\$457,000	07/10/2023

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: 21/12/2023 15:44



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$460,000 - \$500,000

**Median Unit Price**

21/12/2022 - 20/12/2023: \$752,000

## Comparable Properties



**1/7 Echuca Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**



**Price:** \$533,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Unit



**4/64 Para Rd MONTMORENCY 3094 (REI)**

**Agent Comments**



**Price:** \$500,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Unit



**1/8-14 Grimshaw St GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$457,000

**Method:** Private Sale

**Date:** 07/10/2023

**Property Type:** Unit

**Account - Jellis Craig | P: 03 94321444**