

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 ORR LANE MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Montmorency

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 2/5 SACKVILLE STREET MONTMORENCY VIC 3094 | \$965,000 | 07-Mar-24 |
| 2/176 SHERBOURNE ROAD MONTMORENCY VIC 3094 | \$1,001,250 | 12-Dec-23 |
| 40 SACKVILLE STREET MONTMORENCY VIC 3094 | \$1,035,000 | 14-Oct-23 |

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 6 months.~~

This Statement of Information was prepared on: 08 April 2024



**2/5 SACKVILLE STREET
MONTMORENCY VIC 3094**

3 2 2

Sold Price ^{RS} **\$965,000** Sold Date **07-Mar-24**

Distance **0.29km**



**2/176 SHERBOURNE ROAD
MONTMORENCY VIC 3094**

3 2 2

Sold Price **\$1,001,250** Sold Date **12-Dec-23**

Distance **1.6km**



**40 SACKVILLE STREET
MONTMORENCY VIC 3094**

5 2 2

Sold Price **\$1,035,000** Sold Date **14-Oct-23**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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