

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

43 Lilicur Road, Montmorency Vic 3094

Indicative selling price

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

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

Median sale price

Median price \$1,070,000 Property Type House Suburb Montmorency

Period - From 01/10/2022 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	22 Price Av MONTMORENCY 3094	\$1,120,000	06/11/2023
2	22 Calrossie Av MONTMORENCY 3094	\$1,040,000	23/09/2023
3	66 Gladstone Rd BRIAR HILL 3088	\$998,000	22/10/2023

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:

18/12/2023 12:14

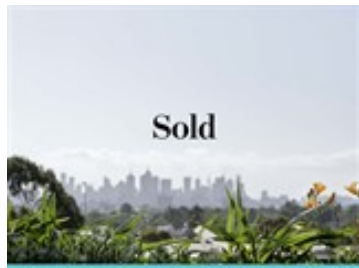


 4  2  2

Property Type: House
Land Size: 887 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2023: \$1,070,000

Comparable Properties



22 Price Av MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,120,000
Method: Private Sale
Date: 06/11/2023
Property Type: House
Land Size: 882 sqm approx



22 Calrossie Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,040,000
Method: Private Sale
Date: 23/09/2023
Property Type: House
Land Size: 635 sqm approx



66 Gladstone Rd BRIAR HILL 3088 (REI)

Agent Comments

 3  2  2

Price: \$998,000
Method: Private Sale
Date: 22/10/2023
Property Type: House
Land Size: 1454 sqm approx