

# 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 63 Buena Vista Drive, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,067,500 Property Type House Suburb Montmorency

Period - From 01/04/2023 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	17 Nokes Ct MONTMORENCY 3094	\$1,385,000	28/03/2023
2	7 Wellington St MONTMORENCY 3094	\$1,250,000	27/03/2023
3	5 Marshall Av MONTMORENCY 3094	\$1,190,000	15/07/2023

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: 05/09/2023 13:48

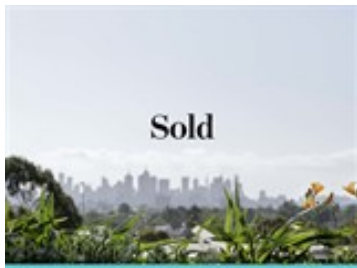


4   2   2

**Property Type:** House  
**Land Size:** 1034 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
June quarter 2023: \$1,067,500

## Comparable Properties



**17 Nokes Ct MONTMORENCY 3094 (REI/VG)**   **Agent Comments**

4   1   2

**Price:** \$1,385,000  
**Method:** Private Sale  
**Date:** 28/03/2023  
**Property Type:** House  
**Land Size:** 975 sqm approx



**7 Wellington St MONTMORENCY 3094 (REI/VG)**   **Agent Comments**

3   1   -

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 27/03/2023  
**Property Type:** House  
**Land Size:** 755 sqm approx



**5 Marshall Av MONTMORENCY 3094 (REI)**   **Agent Comments**

3   1   1

**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx

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