

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

7 Allens Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Montmorency

Period - From 01/01/2024 to 31/03/2024 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	89 Sackville St MONTMORENCY 3094	\$1,600,000	26/04/2024
2	83 Buena Vista Dr MONTMORENCY 3094	\$1,527,000	10/02/2024
3			

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:

30/05/2024 14:46



Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2024: \$1,180,000

Comparable Properties



89 Sackville St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 26/04/2024

Property Type: House

Land Size: 1247 sqm approx



83 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,527,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 927 sqm approx

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.