Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/5 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$520,000		&		\$570,000			
Median sale p	rice							
Median price	\$739,250	Pro	operty Type	Unit			Suburb	Montmorency
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	18/2 Grand Blvd MONTMORENCY 3094	\$553,000	24/04/2024
2			
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:

16/05/2024 09:01







Property Type: Apart Agent Comments Indicative Selling Price \$520,000 - \$570,000 Median Unit Price March quarter 2024: \$739,250

Comparable Properties



18/2 Grand Blvd MONTMORENCY 3094 (REI) Agent Comments



Price: \$553,000 Method: Private Sale Date: 24/04/2024 Property Type: Apartment

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.

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





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