

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 89 Sackville Street, 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 \$1,113,250 Property Type House Suburb Montmorency

Period - From 01/01/2023 to 31/12/2023 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	2 Cheval Ct LOWER PLENTY 3093	\$1,550,000	14/12/2023
2	83 Buena Vista Dr MONTMORENCY 3094	\$1,527,000	10/02/2024
3	16 York St ELTHAM 3095	\$1,502,000	18/11/2023

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: 09/04/2024 14:40



4 3 2

Property Type: House (Res)
Land Size: 1247 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending December 2023: \$1,113,250

Comparable Properties



2 Cheval Ct LOWER PLENTY 3093 (REI/VG) **Agent Comments**

4 4 2

Price: \$1,550,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 785 sqm approx



83 Buena Vista Dr MONTMORENCY 3094 (REI) **Agent Comments**

5 2 1

Price: \$1,527,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)



16 York St ELTHAM 3095 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,502,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 976 sqm approx