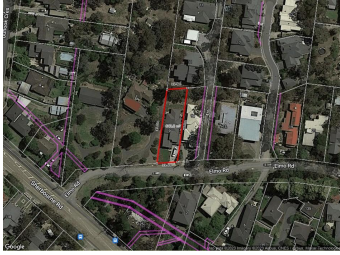


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 ELMO ROAD, MONTMORENCY, VIC 3094  3  2  2

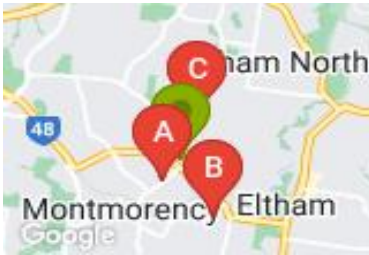
Indicative Selling Price

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

Price Range: \$1,350,000 to \$1,430,000

Provided by: Michael Collins, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



MONTMORENCY, VIC, 3094

Suburb Median Sale Price (House)

\$1,120,000

01 October 2022 to 30 September 2023

Provided by: 

COMPARABLE PROPERTIES

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.



1/19 CALROSSIE AVE, MONTMORENCY, VIC  3  2  2

Sale Price

***\$1,430,000**

Sale Date: 31/10/2023

Distance from Property: 393m



62 ADAM CRES, MONTMORENCY, VIC 3094  4  3  2

Sale Price

\$1,417,000

Sale Date: 02/06/2023

Distance from Property: 914m



17 KELWAY CRES, ELTHAM NORTH, VIC 3095  4  2  2

Sale Price

****\$1,320,000**

Sale Date: 14/11/2023

Distance from Property: 632m



This report has been compiled on 23/11/2023 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

9 ELMO ROAD, MONTMORENCY, VIC 3094

Indicative selling price

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

Price Range:

\$1,350,000 to \$1,430,000

Median sale price

Median price

\$1,120,000

Property type

House

Suburb

MONTMORENCY

Period

01 October 2022 to 30 September 2023

Source

 pricfinder

Comparable property sales

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

1/19 CALROSSIE AVE, MONTMORENCY, VIC 3094	*\$1,430,000	31/10/2023
62 ADAM CRES, MONTMORENCY, VIC 3094	\$1,417,000	02/06/2023
17 KELWAY CRES, ELTHAM NORTH, VIC 3095	**\$1,320,000	14/11/2023

This Statement of Information was prepared on:

23/11/2023