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	3/23 Calrossie Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $753,500 Property Type Unit Suburb Montmorency

Period - From 01/07/2023 to 30/06/2024 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	2/116 Mountain View Rd BRIAR HILL 3088	$760,000	29/06/2024
2	2/1 Graeme Av MONTMORENCY 3094	$755,000	13/06/2024
3	3/39 Panorama Av LOWER PLENTY 3093	$780,000	03/06/2024

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: 07/08/2024 12:22

3/23 Calrossie Avenue, Montmorency Vic 3094

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3 1 2

Property Type: Unit
Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2024: $753,500

Comparable Properties



2/116 Mountain View Rd BRIAR HILL 3088 (REI)

3 1 2

Price: $760,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)

Agent Comments



2/1 Graeme Av MONTMORENCY 3094 (REI/VG)

3 1 2

Price: $755,000
Method: Private Sale
Date: 13/06/2024
Rooms: 5
Property Type: Unit

Agent Comments



3/39 Panorama Av LOWER PLENTY 3093 (REI)

3 1 2

Price: $780,000
Method: Private Sale
Date: 03/06/2024
Property Type: Unit
Land Size: 285 sqm approx

Agent Comments

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