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	8 DEIRDRE COURT MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,600,000	&	$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,101,000	Property type	House	Suburb	Montmorency
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 6 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
7 ALLENS ROAD MONTMORENCY VIC 3094	$1,630,000	13-Jun-24
5 KINNEAR COURT MONTMORENCY VIC 3094	$1,725,000	23-Jan-24

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 6 months.

This Statement of Information was prepared on: 04 July 2024

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7 ALLENS ROAD MONTMORENCY VIC 3094

4 2 3

Sold Price RS $1,630,000 Sold Date 13-Jun-24

Distance 0.91km



5 KINNEAR COURT MONTMORENCY VIC 3094

5 3 2

Sold Price $1,725,000 Sold Date 23-Jan-24

Distance 1.15km

RS = Recent sale **UN** = Undisclosed Sale

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