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	19A Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price $500,000

Median sale price

Median price $765,000 Property Type Unit Suburb Montmorency

Period - From 27/11/2023 to 26/11/2024 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	3/84 Airlie Rd MONTMORENCY 3094	$530,000	11/06/2024
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: 27/11/2024 10:42

19A Graeme Avenue, Montmorency Vic 3094



2 1 2

Property Type: Unit
Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price
$500,000
Median Unit Price
27/11/2023 - 26/11/2024: $765,000

Comparable Properties



3/84 Airlie Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 11/06/2024
Property Type: Unit

Agent Comments

This one has been updated in some areas

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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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