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	12 Kirwana Grove, Montmorency Vic 3094

Indicative selling price

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

Range between $1,220,000 & $1,320,000

Median sale price

Median price $1,150,000 Property Type House Suburb Montmorency

Period - From 01/04/2024 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	37 Buena Vista Dr MONTMORENCY 3094	$1,300,000	06/09/2024
2	154 Reichelt Av MONTMORENCY 3094	$1,235,000	28/08/2024
3	15 Woodland Gr MONTMORENCY 3094	$1,243,000	15/05/2024

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: 10/10/2024 16:23

12 Kirwana Grove, Montmorency Vic 3094

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5 2 2

Property Type: House
Land Size: 1144 sqm approx

Agent Comments

Indicative Selling Price
$1,220,000 - $1,320,000
Median House Price
June quarter 2024: $1,150,000

Comparable Properties



37 Buena Vista Dr MONTMORENCY 3094 (REI)

5 2 2

Agent Comments

Price: $1,300,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 702 sqm approx



154 Reichelt Av MONTMORENCY 3094 (REI)

4 2 2

Agent Comments

Price: $1,235,000
Method: Sold Before Auction
Date: 28/08/2024
Property Type: House (Res)
Land Size: 735 sqm approx



15 Woodland Gr MONTMORENCY 3094 (REI/VG)

4 3 2

Agent Comments

Price: $1,243,000
Method: Private Sale
Date: 15/05/2024
Rooms: 7
Property Type: House (Res)
Land Size: 812 sqm approx

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