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	1/27 Virginia Court, Montmorency Vic 3094

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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	16 Grand Blvd MONTMORENCY 3094	$1,080,000	03/10/2024
2	152 Rattray Rd MONTMORENCY 3094	$1,060,000	29/06/2024
3	4 Orr La MONTMORENCY 3094	$1,060,000	06/05/2024

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: 11/10/2024 13:21

1/27 Virginia Court, Montmorency Vic 3094

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2024: $1,150,000

Comparable Properties



16 Grand Blvd MONTMORENCY 3094 (REI)

3 2 1

Price: $1,080,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 697 sqm approx

Agent Comments



152 Rattray Rd MONTMORENCY 3094 (REI/VG)

3 2 3

Price: $1,060,000
Method: Private Sale
Date: 29/06/2024
Property Type: House
Land Size: 929 sqm approx

Agent Comments



4 Orr La MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $1,060,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 385 sqm approx

Agent Comments

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