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	71 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Single price $950,000

Median sale price

Median price $1,120,000 Property Type House Suburb Montmorency

Period - From 01/10/2023 to 30/09/2024 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	126 Grand Blvd MONTMORENCY 3094	$978,000	07/11/2024
2	2 Amiet St GREENSBOROUGH 3088	$940,000	02/10/2024
3	259 Elder St GREENSBOROUGH 3088	$953,000	06/08/2024

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: 08/11/2024 11:59

71 Mountain View Road, Montmorency Vic 3094

Scott Nugent
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3 1 1

Property Type: House
Land Size: 477 sqm approx

Agent Comments

Indicative Selling Price
$950,000
Median House Price
Year ending September 2024: $1,120,000

Comparable Properties



126 Grand Blvd MONTMORENCY 3094 (REI)

3 1 2

Price: $978,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: House
Land Size: 873 sqm approx

Agent Comments



2 Amiet St GREENSBOROUGH 3088 (REI)

3 1 1

Price: $940,000
Method: Private Sale
Date: 02/10/2024
Property Type: House (Res)
Land Size: 504 sqm approx

Agent Comments



259 Elder St GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $953,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 689 sqm approx

Agent Comments

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