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	4/53 LOOKER ROAD 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	Unit	Suburb	Montmorency
Period-from	01 Oct 2023	to	30 Sep 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
3/24 RATTRAY ROAD MONTMORENCY VIC 3094	$720,000	24-Aug-24
2/41 COVENTRY STREET MONTMORENCY VIC 3094	$710,000	09-May-24
4/52 COVENTRY STREET MONTMORENCY VIC 3094	$680,000	26-Apr-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: 01 October 2024

Imogen Hammond
M 0434775639
E Ihammond@barryplant.com.au



3/24 RATTRAY ROAD MONTMORENCY VIC 3094

2 1 1

Sold Price RS **$720,000** Sold Date **24-Aug-24**

Distance **0.61km**



2/41 COVENTRY STREET MONTMORENCY VIC 3094

2 1 1

Sold Price **$710,000** Sold Date **09-May-24**

Distance **0.29km**



4/52 COVENTRY STREET MONTMORENCY VIC 3094

2 1 1

Sold Price **$680,000** Sold Date **26-Apr-24**

Distance **0.26km**

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

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