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	4/415 Main Road, Montmorency Vic 3094

Indicative selling price

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

Range between $825,000 & $880,000

Median sale price

Median price $905,000 Property Type Townhouse Suburb Montmorency

Period - From 07/11/2023 to 06/11/2024 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	2a Cromwell St ELTHAM 3095	$858,000	29/10/2024
2	4/31 Coventry St MONTMORENCY 3094	$861,000	16/09/2024
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: 07/11/2024 13:26

4/415 Main Road, Montmorency Vic 3094

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3 2 2

Property Type: Townhouse
Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price
$825,000 - $880,000
Median Townhouse Price
07/11/2023 - 06/11/2024: $905,000

Comparable Properties



2a Cromwell St ELTHAM 3095 (REI)

3 2 1

Price: $858,000
Method: Sold Before Auction
Date: 29/10/2024
Property Type: House
Land Size: 250 sqm approx

Agent Comments



4/31 Coventry St MONTMORENCY 3094 (REI/VG)

3 1 2

Price: $861,000
Method: Private Sale
Date: 16/09/2024
Rooms: 5
Property Type: Unit

Agent Comments

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.

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