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	10 Alban Street, 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 $1,199,000 Property Type House Suburb Montmorency

Period - From 01/07/2024 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	77 Airlie Rd MONTMORENCY 3094	$1,100,000	29/10/2024
2	9 Kylie Pl MONTMORENCY 3094	$1,085,000	12/10/2024
3	16 Grand Blvd MONTMORENCY 3094	$1,080,000	03/10/2024

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 14:00

10 Alban Street, Montmorency Vic 3094



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 942 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2024: $1,199,000

Comparable Properties



77 Airlie Rd MONTMORENCY 3094 (REI)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 29/10/2024
Property Type: House (Res)
Land Size: 962 sqm approx

Agent Comments



9 Kylie Pl MONTMORENCY 3094 (REI)

3 3 2

Price: $1,085,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 996 sqm approx

Agent Comments



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

Account - Jellis Craig | P: 03 94321444

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