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	4/48 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Range between $920,000 & $1,000,000

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	2/16 Alexander St MONTMORENCY 3094	$942,500	03/08/2024
2	1/76 Airlie Rd MONTMORENCY 3094	$944,000	06/07/2024
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: 15/11/2024 12:41

4/48 Airlie Road, Montmorency Vic 3094

Scott Nugent
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3 2 2

Property Type: House
Land Size: 402 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $1,000,000
Median House Price
Year ending September 2024: $1,120,000

Comparable Properties



2/16 Alexander St MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $942,500
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 451 sqm approx

Agent Comments



1/76 Airlie Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $944,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Townhouse (Single)

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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