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	12 Olympic Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	4 Nerreman Gateway ELTHAM 3095	$1,425,000	19/10/2024
2	122 Dalton St ELTHAM 3095	$1,300,000	26/06/2024
3	105 Sackville St MONTMORENCY 3094	$1,350,000	24/06/2024

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: 18/11/2024 16:23



4 -

Property Type: House
Land Size: 1050.653 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending September 2024: $1,120,000

There are comparables within closer proximity to the property, however the land sizes were substantially smaller. We have used property attributes from each of the comparables to generate the price range on this particular property

Comparable Properties



4 Nerreman Gateway ELTHAM 3095 (REI)

4 2 2

Price: $1,425,000
Method: Private Sale
Date: 19/10/2024
Property Type: House
Land Size: 1012 sqm approx

Agent Comments



122 Dalton St ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 26/06/2024
Rooms: 7
Property Type: House (Res)
Land Size: 1123 sqm approx

Agent Comments



105 Sackville St MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,350,000
Method: Private Sale
Date: 24/06/2024
Property Type: House
Land Size: 716 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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