

# 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

2/5 Calrossie Avenue, Montmorency Vic 3094
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$975,000
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 & 

\$1,020,000
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### Median sale price

Median price 

\$851,500
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 Property Type 

House
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 Suburb 

Montmorency
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Period - From 

01/10/2018
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 to 

30/09/2019
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 Source 

REIV
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### 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	1/19 Hoban Av MONTMORENCY 3094	\$1,020,500	20/09/2019
2	54a Gladstone Rd BRIAR HILL 3088	\$1,011,000	10/10/2019
3	21a River St GREENSBOROUGH 3088	\$966,000	12/10/2019

**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: 

14/11/2019 10:45
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 3    2    2

**Property Type:** House (Res)

**Land Size:** 451 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$975,000 - \$1,020,000

**Median House Price**

Year ending September 2019: \$851,500

## Comparable Properties



**1/19 Hoban Av MONTMORENCY 3094 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$1,020,500

**Method:** Private Sale

**Date:** 20/09/2019

**Property Type:** Townhouse (Single)



**54a Gladstone Rd BRIAR HILL 3088 (REI)** **Agent Comments**

 4    2    2

**Price:** \$1,011,000

**Method:** Private Sale

**Date:** 10/10/2019

**Rooms:** 6

**Property Type:** Townhouse (Single)



**21a River St GREENSBOROUGH 3088 (REI)** **Agent Comments**

 4    2    2

**Price:** \$966,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 438 sqm approx