

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

3/26 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Montmorency

Period - From 01/10/2018 to 30/09/2019 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	1/16 Alexander St MONTMORENCY 3094	\$741,000	03/08/2019
2	3/62 Rattray Rd MONTMORENCY 3094	\$735,000	10/09/2019
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: 18/11/2019 10:54



Property Type: Unit
Land Size: 236 sqm approx
Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending September 2019: \$620,000

Comparable Properties



**1/16 Alexander St MONTMORENCY 3094
(REI/VG)**

Agent Comments



Price: \$741,000
Method: Auction Sale
Date: 03/08/2019
Rooms: 5
Property Type: House (Res)



**3/62 Rattray Rd MONTMORENCY 3094
(REI/VG)**

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 10/09/2019
Rooms: 5
Property Type: Unit

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.