

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

2/19 Hoban Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,050,000

&

\$1,100,000

Median sale price

Median price

\$640,000

House

Unit

X

Suburb

Montmorency

Period - From

01/01/2018

to

31/12/2018

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		
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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median Unit Price
Year ending December 2018: \$640,000

Comparable Properties



3/73 Airlie Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$1,140,000
Method: Private Sale
Date: 10/01/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 316 sqm approx



1/27 Beaconsfield Rd BRIAR HILL 3088 (REI) **Agent Comments**



Price: \$1,070,000
Method: Auction Sale
Date: 24/11/2018
Rooms: 5
Property Type: House (Res)

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.