

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 385 Main Road, Montmorency Vic 3094

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$851,500

Property Type House

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	72 Rattray Rd MONTMORENCY 3094	\$790,000	19/10/2019
2	1/5 Looker Rd MONTMORENCY 3094	\$785,000	06/11/2019
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:

15/01/2020 13:40



 3  1  1

Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$799,000

Median House Price

Year ending September 2019: \$851,500

Comparable Properties



72 Rattray Rd MONTMORENCY 3094 (REI/VG) Agent Comments

 3  1  -

Price: \$790,000

Method: Sold Before Auction

Date: 19/10/2019

Property Type: House (Res)

Land Size: 633 sqm approx



1/5 Looker Rd MONTMORENCY 3094 (REI/VG) Agent Comments

 3  1  2

Price: \$785,000

Method: Private Sale

Date: 06/11/2019

Property Type: House

Land Size: 429 sqm approx

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.