# 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

7/9 Davey Road, Montmorency Vic 3094

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$650,000					
Median sale p	rice									
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Montmorency		
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/18 Vermont Pde GREENSBOROUGH 3088	\$620,000	29/06/2019
2	13/14 Barongarook Ct LOWER PLENTY 3093	\$610,000	11/07/2019
3	4/28-30 Hoban Av MONTMORENCY 3094	\$610,000	12/06/2019

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:

18/11/2019 16:48



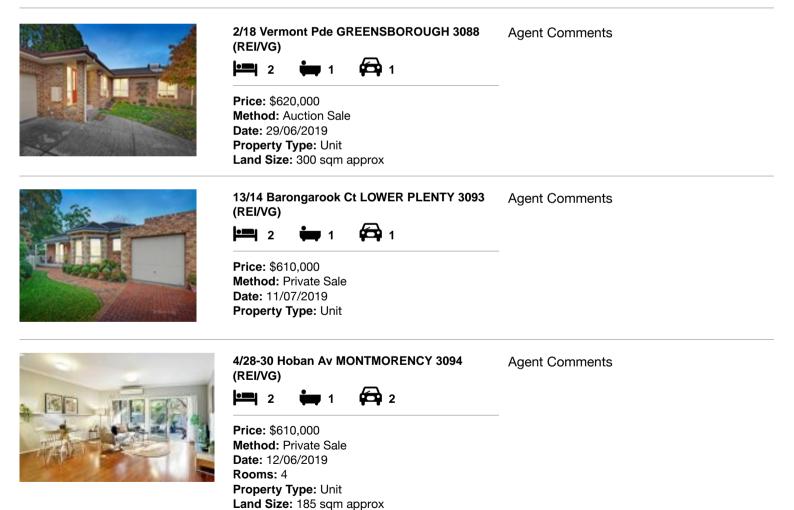






**Property Type:** Strata Unit/Flat **Land Size:** 130 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending September 2019: \$620,000

# **Comparable Properties**



Account - Barry Plant | P: (03) 9431 1243

