

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

3/2 Grand Boulevard Montmorency VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$536,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
10/2 Grand Boulevard Montmorency VIC 3094	\$530,000	18-Jul-19

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 6 months.

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Katherine Psaila
P 9435 7666
M 0467 857 621
E kpsaila@morrisonkleeman.com.au



10/2 Grand Boulevard
Montmorency VIC 3094

3 1 2

Sold Price **\$530,000** Sold Date **18-Jul-19**

Distance -

RS = Recent sale UN = Undisclosed Sale

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