

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

1/12 Davey Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$871,000

Median sale price

Median price

\$912,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2020

to

31/12/2020

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	130 Old Para Ct MONTMORENCY 3094	\$880,000	19/12/2020
2	69 Reichelt Av MONTMORENCY 3094	\$875,000	16/02/2021
3	1/3 Sackville St MONTMORENCY 3094	\$870,000	09/12/2020

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:

17/03/2021 17:10



3 2 1

Property Type: House (Res)

Land Size: 355 sqm approx

Agent Comments

Indicative Selling Price

\$871,000

Median House Price

Year ending December 2020: \$912,000

Comparable Properties



**130 Old Para Ct MONTMORENCY 3094
(REI/VG)**

Agent Comments

4 2 3

Price: \$880,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 592 sqm approx



69 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$875,000

Method: Private Sale

Date: 16/02/2021

Property Type: House

Land Size: 704 sqm approx



1/3 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

4 2 1

Price: \$870,000

Method: Private Sale

Date: 09/12/2020

Property Type: House

Land Size: 493 sqm approx