

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

226 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$955,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

18/03/2021

to

17/03/2022

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	1/6 Mountain View Rd MONTMORENCY 3094	\$856,000	13/02/2022
2	7/22 Rattray Rd MONTMORENCY 3094	\$852,000	22/10/2021
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:

18/03/2022 16:35



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 388 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Townhouse Price

18/03/2021 - 17/03/2022: \$955,000

Comparable Properties



**1/6 Mountain View Rd MONTMORENCY 3094
(REI)**

Agent Comments

 3  2  2

Price: \$856,000

Method: Auction Sale

Date: 13/02/2022

Property Type: House (Res)

Land Size: 267 sqm approx



**7/22 Rattray Rd MONTMORENCY 3094
(REI/VG)**

Agent Comments

 3  2  1

Price: \$852,000

Method: Private Sale

Date: 22/10/2021

Property Type: Townhouse (Single)

Land Size: 195 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.