

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

1/21 Graeme Avenue 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/21 Davey Road Montmorency VIC 3094	\$660,000	07-Apr-20
2/8 Railway Road Briar Hill VIC 3088	\$590,000	29-Jul-20
1/245 Nepean Street Greensborough VIC 3088	\$606,000	16-Apr-20

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.~~

This Statement of Information was prepared on: 28 October 2020



2/21 Davey Road Montmorency VIC 3094 Sold Price **\$660,000** Sold Date **07-Apr-20**

2 1 2

Distance **0.51km**



2/8 Railway Road Briar Hill VIC 3088 Sold Price **\$590,000** Sold Date **29-Jul-20**

2 1 2

Distance **0.6km**



1/245 Nepean Street Greensborough VIC 3088 Sold Price **\$606,000** Sold Date **16-Apr-20**

3 1 1

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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