

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

2/158 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Montmorency

Period - From 01/04/2023

to 31/03/2024

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	1/22 Railway Rd BRIAR HILL 3088	\$900,000	17/04/2024
2	3/88 Para Rd MONTMORENCY 3094	\$860,000	01/03/2024
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:

06/05/2024 14:10



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Property Type: House
Land Size: 377 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending March 2024: \$1,100,000

Comparable Properties



1/22 Railway Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 17/04/2024
Rooms: 4
Property Type: Unit
Land Size: 317 sqm approx



3/88 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 320 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.