

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

2/84 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$890,250

Property Type House

Suburb Montmorency

Period - From 01/01/2020

to 31/03/2020

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	2/5 Calrossie Av MONTMORENCY 3094	\$990,000	27/11/2019
2	3/23 Woodland Gr MONTMORENCY 3094	\$952,000	21/12/2019
3	1/30 Kirwana Gr MONTMORENCY 3094	\$901,000	14/03/2020

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:

12/05/2020 11:23



Rooms: 2
Property Type: House
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2020: \$890,250

Comparable Properties



**2/5 Calrossie Av MONTMORENCY 3094
(REI/VG)**

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 27/11/2019
Property Type: House
Land Size: 451 sqm approx



**3/23 Woodland Gr MONTMORENCY 3094
(REI/VG)**

Agent Comments



Price: \$952,000
Method: Auction Sale
Date: 21/12/2019
Rooms: 5
Property Type: Townhouse (Res)



1/30 Kirwana Gr MONTMORENCY 3094 (REI)

Agent Comments



Price: \$901,000
Method: Private Sale
Date: 14/03/2020
Property Type: House
Land Size: 317 sqm approx