

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

1/14 Ryrie Court 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Montmorency

Period-from

01 Jan 2021

to

31 Dec 2021

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

2A Riverview Road Montmorency VIC 3094	\$900,000	13-Nov-21
2/32 Binns Street Montmorency VIC 3094	\$880,000	16-Oct-21
13A Baldwin Avenue Montmorency VIC 3094	\$845,000	12-Aug-21

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: 18 January 2022

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	2A Riverview Road Montmorency VIC 3094		Sold Price	\$900,000	Sold Date	13-Nov-21
	 3  1  2				Distance	0.92km
	2/32 Binns Street Montmorency VIC 3094		Sold Price	\$880,000	Sold Date	16-Oct-21
	 3  1  2				Distance	0.48km
	13A Baldwin Avenue Montmorency VIC 3094		Sold Price	\$845,000	Sold Date	12-Aug-21
	 3  2  1				Distance	0.97km

RS = Recent sale UN = Undisclosed Sale

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