

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

8 Wattle Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$927,500

Property Type House

Suburb Montmorency

Period - From 01/04/2020

to

31/03/2021

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	14 Wattle Av MONTMORENCY 3094	\$1,433,000	03/07/2021
2	168 Grand Blvd MONTMORENCY 3094	\$1,514,000	01/05/2021
3	35 Buena Vista Dr MONTMORENCY 3094	\$1,531,000	03/02/2021

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:

06/07/2021 11:28



4 2 2

Property Type: House
Land Size: 471 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,520,000
Median House Price
Year ending March 2021: \$927,500

Comparable Properties



14 Wattle Av MONTMORENCY 3094 (REI)

4 2 -

Price: \$1,433,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 844 sqm approx

Agent Comments

Recent Sale in the street - bigger block of land



168 Grand Blvd MONTMORENCY 3094 (REI)

4 2 1

Price: \$1,514,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)

Agent Comments

Bigger block of land, but Wattle Ave closer to the train station/shops



35 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

4 2 2

Price: \$1,531,000
Method: Private Sale
Date: 03/02/2021
Property Type: House
Land Size: 702 sqm approx

Agent Comments

Offered more land and a pool. Wattle Ave closer to shops/train station