

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

1/13 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price

\$738,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2020

to

30/09/2020

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	2/9a Wilson Av MONTMORENCY 3094	\$902,000	19/10/2020
2	2/15 Alexander St MONTMORENCY 3094	\$890,000	23/07/2020
3	19a Looker Rd MONTMORENCY 3094	\$830,000	15/06/2020

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.~~

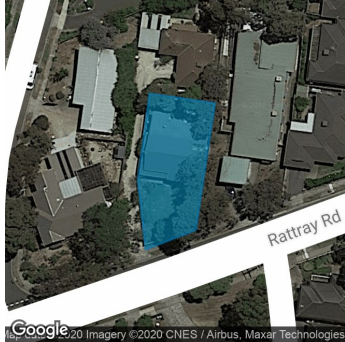
This Statement of Information was prepared on:

01/12/2020 12:03

1/13 Rattray Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisraig.com.au



3 2

Property Type:
Land Size: 474 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
September quarter 2020: \$738,000

Comparable Properties



2/9a Wilson Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$902,000
Method: Private Sale
Date: 19/10/2020
Property Type: House
Land Size: 450 sqm approx



2/15 Alexander St MONTMORENCY 3094 (REI)

Agent Comments

3 2 1

Price: \$890,000
Method: Private Sale
Date: 23/07/2020
Rooms: 6
Property Type: Unit
Land Size: 499 sqm approx



19a Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 1

Price: \$830,000
Method: Private Sale
Date: 15/06/2020
Property Type: House
Land Size: 530 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.