

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

17 Meadow Crescent, Montmorency Vic 3094

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Montmorency

Period - From

01/04/2019

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	385 Main Rd, Montmorency, Vic 3094, Australia	\$799,000	22/01/2020
2	1/87 Rattray Rd MONTMORENCY 3094	\$798,000	05/04/2020
3	92 Airlie Rd MONTMORENCY 3094	\$770,000	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:

27/04/2020 10:21



3 2 2

Property Type: House
Land Size: 462 sqm approx
Agent Comments

Indicative Selling Price

\$799,000

Median House Price

Year ending March 2020: \$860,000

Comparable Properties

**385 Main Rd, Montmorency, Vic 3094,
Australia (REI)**

Agent Comments

3 1 -

Price: \$799,000
Method:
Date: 22/01/2020
Property Type: House



1/87 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$798,000
Method: Private Sale
Date: 05/04/2020
Property Type: House
Land Size: 282 sqm approx



92 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$770,000
Method: Auction Sale
Date: 14/03/2020
Rooms: 6
Property Type: House (Res)