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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

16A Davey Road Montmorency VIC 3094

 4  3  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

## Median Sale Price

\$724,750 Units in Montmorency between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**26A Beattie Street Montmorency  
VIC 3094**

 3  2  2

Sold Price **\$1,010,000**

Sold Date **28-Apr-18**

Distance **0.1km**



**13 Meadow Crescent Montmorency  
VIC 3094**

 3  2  2

Sold Price **\$1,105,000**

Sold Date **01-Apr-18**

Distance **1km**



**10 Parklands Avenue Briar Hill VIC  
3088**

 3  2  2

Sold Price **\$1,247,500**

Sold Date **21-Jul-18**

Distance **1.43km**

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