

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

10 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,118,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Montmorency

Period - From

01/04/2021

to

31/03/2022

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	99 Sackville St MONTMORENCY 3094	\$1,100,000	02/05/2022
2			
3			

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:

07/06/2022 14:27



 4  1  2

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price

\$1,118,000

Median House Price

Year ending March 2022: \$1,182,500

Comparable Properties



99 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

 4  2  1

Price: \$1,100,000
Method: Private Sale
Date: 02/05/2022
Property Type: House
Land Size: 801 sqm approx

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.

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