

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

3a Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2021

to

30/09/2021

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	1/130 Henry St GREENSBOROUGH 3088	\$790,000	19/10/2021
2	2/6 Aminya Cr YALLAMBIE 3085	\$790,000	08/11/2021
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:

12/11/2021 08:27

3a Rattray Road, Montmorency Vic 3094

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$790,000

Median Unit Price

September quarter 2021: \$820,000



3 1 1

Property Type: Unit

Land Size: 383 sqm approx

Agent Comments

Comparable Properties



1/130 Henry St GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 2

Price: \$790,000

Method: Private Sale

Date: 19/10/2021

Property Type: House

Land Size: 200 sqm approx



2/6 Aminya Cr YALLAMBIE 3085 (REI) **Agent Comments**

3 1 2

Price: \$790,000

Method: Sold Before Auction

Date: 08/11/2021

Property Type: Unit

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.

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



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