

Scott Nugent 0438 054 993 snugent@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	8 Mountain View Road, Montmorency Vic 3094
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$858,125	Hou	ise X	Unit		Suburb	Montmorency
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	11 Paton St MONTMORENCY 3094	\$1,190,500	09/02/2017
2	19 Davey Rd MONTMORENCY 3094	\$1,160,000	27/05/2017
3	12 Aanensen Ct MONTMORENCY 3094	\$1,130,000	27/05/2017

#### OR

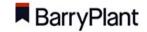
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** June quarter 2017: \$858,125





## Comparable Properties



11 Paton St MONTMORENCY 3094 (REI)

Price: \$1,190,500 Method: Private Sale Date: 09/02/2017 Rooms: 6

Property Type: House (Res) Land Size: 1020 sqm approx

19 Davey Rd MONTMORENCY 3094 (REI)

**=**3



Price: \$1,160,000 Method: Auction Sale Date: 27/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 1125 sqm approx Agent Comments

**Agent Comments** 



12 Aanensen Ct MONTMORENCY 3094 (REI)



Price: \$1,130,000 Method: Auction Sale Date: 27/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 842 sqm approx

**Agent Comments** 

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