Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/11 Elmo 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 \$1,025,000 & \$1,075,000	Range between	\$1,025,000	&	\$1,075,000
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Median sale price

Median price	\$850,750	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/07/2019	to	30/06/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	293 Bolton St ELTHAM 3095	\$1,070,000	21/07/2020
2	2/105 Ryans Rd ELTHAM NORTH 3095	\$1,020,000	18/06/2020
3			

OR

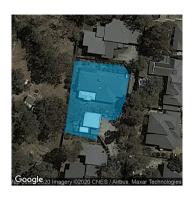
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2020 15:08



Date of sale







Property Type: House Land Size: 743 sqm approx **Agent Comments**

Indicative Selling Price \$1,025,000 - \$1,075,000 **Median House Price** Year ending June 2020: \$850,750

Comparable Properties



293 Bolton St ELTHAM 3095 (REI)

Agent Comments

Similar size house and land size but not part of an owners corporation

Price: \$1,070,000 Method: Private Sale Date: 21/07/2020 Property Type: House Land Size: 743 sqm approx



2/105 Ryans Rd ELTHAM NORTH 3095 (REI)

Price: \$1,020,000 Method: Private Sale Date: 18/06/2020

Property Type: House (Res) Land Size: 1207 sqm approx Agent Comments

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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