

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

2/11 Elmo Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,025,000

&

\$1,075,000

Median sale price

Median price \$850,750

Property 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 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	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



 5  2  2

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)

 5  2  2

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

Agent Comments

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



2/105 Ryans Rd ELTHAM NORTH 3095 (REI)

 5  3  2

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.