

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

50 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Montmorency

Period - From

01/10/2019

to

31/12/2019

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	23a Airlie Rd MONTMORENCY 3094	\$913,000	22/02/2020
2	17 Olympic Av MONTMORENCY 3094	\$905,000	20/09/2019
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:

10/03/2020 10:33

50 Rattray Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisraig.com.au



Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$900,000

Median House Price
December quarter 2019: \$860,000

Comparable Properties



23a Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$913,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 706 sqm approx



17 Olympic Av MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$905,000
Method: Sold Before Auction
Date: 20/09/2019
Property Type: House (Res)
Land Size: 864 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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.