

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 McColl Street Montmorency VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,420,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Montmorency

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

49 Airlie Road Montmorency VIC 3094	\$1,435,000	02-Jul-21
8 Grand Boulevard Montmorency VIC 3094	\$1,402,000	17-Apr-21

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 6 months.

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49 Airlie Road Montmorency VIC 3094

5 2 2

Sold Price ^{RS} **\$1,435,000** ^{UN} Sold Date **02-Jul-21**

Distance **0.15km**



8 Grand Boulevard Montmorency VIC 3094

4 2 3

Sold Price **\$1,402,000** Sold Date **17-Apr-21**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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