

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

2/2 Robert Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$725,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2020

to

31/12/2020

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	1/8-10 Wellington St MONTMORENCY 3094	\$802,500	21/12/2020
2	21a Mayona Rd MONTMORENCY 3094	\$790,000	16/12/2020
3	2/7 Alexander St MONTMORENCY 3094	\$746,000	03/02/2021

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:

11/03/2021 10:13



 3  1  1

Property Type:
Land Size: 523 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$810,000
Median Unit Price
Year ending December 2020: \$725,500

Comparable Properties



1/8-10 Wellington St MONTMORENCY 3094 (REI)

 3  2  1

Price: \$802,500
Method: Private Sale
Date: 21/12/2020
Property Type: House (Res)

Agent Comments

Similar size unit but missing the extra bathroom that Wellington St has. Also both in great locations (walking distance to Were St/train station)



21a Mayona Rd MONTMORENCY 3094 (REI/VG)

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 16/12/2020
Property Type: House
Land Size: 470 sqm approx

Agent Comments

Similar size unit and land size but missing the extra bathroom that Mayona Rd has. Also both in great locations (walking distance to Were St/train station)



2/7 Alexander St MONTMORENCY 3094 (REI)

 3  1  1

Price: \$746,000
Method: Sold Before Auction
Date: 03/02/2021
Property Type: Unit

Agent Comments