

## 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

1/46 Mountain View Road Montmorency VIC 3094

### Indicative selling price

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

Single Price

\$1,375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Other

Suburb

Montmorency

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 2/46 Mountain View Road Montmorency VIC 3094 | \$1,360,000 | -         |
| 25A Davey Road Montmorency VIC 3094          | \$1,350,000 | -         |
| 33 Grand Boulevard Montmorency VIC 3094      | \$1,350,000 | 08-Dec-20 |

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.~~

This Statement of Information was prepared on: 12 December 2020



**2/46 Mountain View Road  
Montmorency VIC 3094**

 -  -  -

Sold Price

**\$1,360,000**

Sold Date

-

Distance

**0.01km**



**25A Davey Road Montmorency VIC  
3094**

 -  -  -

Sold Price

**\$1,350,000**

Sold Date

-

Distance

**0.75km**



**33 Grand Boulevard Montmorency  
VIC 3094**

 -  -  -

Sold Price

<sup>RS</sup>

**\$1,350,000**

Sold Date

**08-Dec-20**

Distance

**1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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