



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

1/16 Calrossie Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$858,125

House

X

Unit

Suburb

Montmorency

Period - From

01/04/2017

to

30/06/2017

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	146 Sherbourne Rd MONTMORENCY 3094	\$755,000	24/06/2017
2	3 Bird St ELTHAM 3095	\$740,000	29/08/2017
3	1/18 Davey Rd MONTMORENCY 3094	\$727,500	05/08/2017

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.~~

**Rooms:****Property Type:** Strata Unit/Flat**Land Size:** 818 sqm approx**Agent Comments**

Huge living areas / outdoor spa / huge decking

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

June quarter 2017: \$858,125

Comparable Properties

**146 Sherbourne Rd MONTMORENCY 3094 (REI/VG)****Agent Comments**

This is a brick home

Price: \$755,000**Method:** Auction Sale**Date:** 24/06/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 848 sqm approx**3 Bird St ELTHAM 3095 (REI)****Agent Comments****Price:** \$740,000**Method:** Private Sale**Date:** 29/08/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 702 sqm approx**1/18 Davey Rd MONTMORENCY 3094 (REI)****Agent Comments**

Only has 2 bedrooms

Price: \$727,500**Method:** Auction Sale**Date:** 05/08/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 617 sqm approx