

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

2/18 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$733,750

Property Type Unit

Suburb Montmorency

Period - From 13/11/2019

to

12/11/2020

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	4/22 Rattray Rd MONTMORENCY 3094	\$690,000	04/08/2020
2	2/184 Henry St GREENSBOROUGH 3088	\$665,000	16/05/2020
3	2/2 River St BRIAR HILL 3088	\$640,000	03/08/2020

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:

13/11/2020 11:27



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

13/11/2019 - 12/11/2020: \$733,750

Comparable Properties



4/22 Rattray Rd MONTMORENCY 3094
(REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 04/08/2020
Property Type: Townhouse (Single)



2/184 Henry St GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 16/05/2020
Property Type: Unit



2/2 River St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 03/08/2020
Property Type: Unit