

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	183 Grand Boulevard, Montmorency Vic 3094
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Indicative selling price

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

Single price \$769,500

Median sale price

Median price	\$881,100	House	X	Unit		Suburb	Montmorency
Period - From	01/04/2017	to	31/03/2018	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	20 Fernside Av BRIAR HILL 3088	\$775,000	28/04/2018
2	3/54 Airlie Rd MONTMORENCY 3094	\$767,500	16/03/2018
3	2 Station Rd MONTMORENCY 3094	\$765,000	22/04/2018

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.