

Scott Nugent 0438 054 993 snugent@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

					Se	ction 47	AF of	f the Estate	Agents Act 198	
Property offer	ed for s	sale								
Including sub	Address urb and ostcode	14 Kirwa	ana Gro	ove, Montmo	rency Vic 3094					
Indicative sell	ing pric	е								
For the meaning	of this p	orice see	consur	mer.vic.gov.	au/unde	quoting				
Single pric	e \$1,15	0,000								
Median sale p	rice									
Median price	\$858,12	25	House	X	Unit			Suburb	Montmorency	
Period - From	d - From 01/04/2017 to 30/06/2017 So					Source	e REIV			
Comparable p	roperty	sales (*Delet	te A or B b	elow as	applica	ble)			
months		estate a							in the last six- mparable to the	
Address of comparable property								Price	Date of sale	
1										
2										
3										
OR										
B * The est	ate agen	t or agen	ıt's ren	resentative r	reasonah	alv helieve	es tha	t fewer than t	hree comparable	

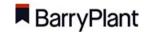
properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,150,000 **Median House Price** June quarter 2017: \$858,125



Rooms:

Property Type: House (Res) Land Size: 1179 sqm approx

Agent Comments

Comparable Properties



19 Davey Rd MONTMORENCY 3094 (REI)



Price: \$1,160,000 Method: Auction Sale Date: 27/05/2017

Rooms: 4

Property Type: House (Res) Land Size: 1125 sqm approx **Agent Comments**

Agent Comments



12 Aanensen Ct MONTMORENCY 3094 (REI)

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Price: \$1,130,000 Method: Auction Sale Date: 27/05/2017

Rooms: 5

Property Type: House (Res) Land Size: 842 sqm approx

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.

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