

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

2/12 Coventry Street, 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 \$690,500

Property Type Unit

Suburb Montmorency

Period - From 01/04/2019

to 31/03/2020

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	92 Airlie Rd MONTMORENCY 3094	\$770,000	14/03/2020
2	3/63 Airlie Rd MONTMORENCY 3094	\$760,000	07/12/2019
3	3/26 Graeme Av MONTMORENCY 3094	\$758,000	11/12/2019

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:

05/06/2020 09:15



3 1 2

Property Type: Unit
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending March 2020: \$690,500

Comparable Properties



92 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$770,000
Method: Auction Sale
Date: 14/03/2020
Rooms: 6
Property Type: House (Res)



3/63 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$760,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 5
Property Type: Townhouse (Res)



3/26 Graeme Av MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$758,000
Method: Sold Before Auction
Date: 11/12/2019
Property Type: Unit
Land Size: 236 sqm approx