

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

31 Baldwin Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$850,750

Property Type

House

Suburb

Montmorency

Period - From

01/07/2019

to

30/06/2020

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	29 Price Av MONTMORENCY 3094	\$1,385,000	07/07/2020
2	10 Grand Blvd MONTMORENCY 3094	\$1,335,000	22/02/2020
3			

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:

06/08/2020 12:07



 5  2  2

Property Type: House
Land Size: 1472 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
Year ending June 2020: \$850,750

Comparable Properties

29 Price Av MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,385,000
Method: Private Sale
Date: 07/07/2020
Property Type: House (Res)
Land Size: 1574 sqm approx



10 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,335,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 6
Property Type: House (Res)
Land Size: 720 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.