

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

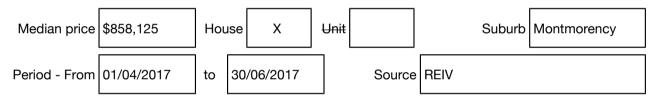
Address	21 Sackville Street, Montmorency Vic 3094
Including suburb and	
postcode	

Indicative selling price

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

Range between \$8	850,000	&	\$900,000	
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Median sale price



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	51 Reichelt Av MONTMORENCY 3094	\$900,000	16/05/2017
2	8 Grand Blvd MONTMORENCY 3094	\$881,100	31/07/2017
3	5 Grand Blvd MONTMORENCY 3094	\$860,000	29/06/2017

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.

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Lindellas





Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments Craig Lawson 9838 1388 0418 372 829 craig@lindellas.com

Indicative Selling Price \$850,000 - \$900,000 Median House Price June quarter 2017: \$858,125

Comparable Properties



51 Reichelt Av MONTMORENCY 3094 (REI)

8 Grand Blvd MONTMORENCY 3094 (REI)

Price: \$900,000 Method: Sold Before Auction Date: 16/05/2017 Rooms: 6 Property Type: House (Res) Land Size: 949 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$881,100 Method: Sold Before Auction Date: 31/07/2017 Rooms: 6

Property Type: House (Res) **Land Size:** 786 sqm approx

2

1 3



5 Grand Blvd MONTMORENCY 3094 (REI)



Price: \$860,000 Method: Private Sale Date: 29/06/2017 Rooms: 5 Property Type: House Land Size: 901 sqm approx

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