

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	21 Sackville Street, Montmorency Vic 3094
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Indicative selling price

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

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

Median price	\$858,125	House	X	Unit		Suburb	Montmorency
Period - From	01/04/2017	to	30/06/2017	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	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.~~



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



51 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 16/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 949 sqm approx



8 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$881,100

Method: Sold Before Auction

Date: 31/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 786 sqm approx



5 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 29/06/2017

Rooms: 5

Property Type: House

Land Size: 901 sqm approx