

## 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	2/31 Hoban Avenue, Montmorency Vic 3094
---	---

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$550,000	&	\$600,000
---------------	-----------	---	-----------

#### Median sale price

Median price	\$677,000	House		Unit	X	Suburb	Montmorency
Period - From	01/07/2016	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	3/59 Mountain View Rd MONTMORENCY 3094	\$600,000	19/07/2017
2	7/39 Alexandra St GREENSBOROUGH 3088	\$590,000	23/09/2017
3	2/24 Rattray Rd MONTMORENCY 3094	\$582,000	04/10/2017

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.