

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

6/62 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$910,000

Median sale price

Median price

\$815,400

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2021

to

31/03/2022

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.

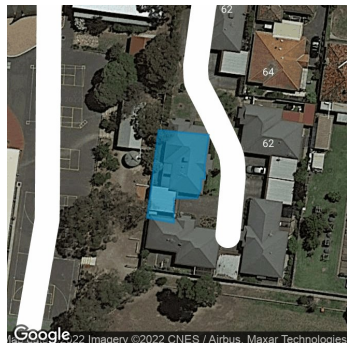
	Address of comparable property	Price	Date of sale
1	5/11 Elizabeth St MONTMORENCY 3094	\$947,000	10/03/2022
2	5/62 Rattray Rd MONTMORENCY 3094	\$895,000	26/10/2021
3	1/6 Mountain View Rd MONTMORENCY 3094	\$856,000	13/02/2022

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:

20/04/2022 11:38



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$910,000

Median Unit Price
Year ending March 2022: \$815,400

Comparable Properties



5/11 Elizabeth St MONTMORENCY 3094
(REI/VG)

Agent Comments

3 2 2

Price: \$947,000
Method: Auction Sale
Date: 10/03/2022
Property Type: Unit
Land Size: 338 sqm approx



5/62 Rattray Rd MONTMORENCY 3094
(REI/VG)

Agent Comments

3 2 2

Price: \$895,000
Method: Private Sale
Date: 26/10/2021
Property Type: Unit
Land Size: 231 sqm approx



1/6 Mountain View Rd MONTMORENCY 3094
(REI)

Agent Comments

3 2 2

Price: \$856,000
Method: Auction Sale
Date: 13/02/2022
Property Type: House (Res)
Land Size: 267 sqm approx