

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

2/5 Calrossie Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$851,500 Property Type House Suburb Montmorency

Period - From 01/10/2018 to 30/09/2019 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	1/19 Hoban Av MONTMORENCY 3094	\$1,020,500	20/09/2019
2	54a Gladstone Rd BRIAR HILL 3088	\$1,011,000	10/10/2019
3	38 Gladstone Rd BRIAR HILL 3088	\$996,750	27/09/2019

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:

21/11/2019 11:07



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$980,000 - \$1,020,000

Median House Price

Year ending September 2019: \$851,500

Comparable Properties



1/19 Hoban Av MONTMORENCY 3094 (REI/VG) Agent Comments

 3  2  2

Price: \$1,020,500

Method: Private Sale

Date: 20/09/2019

Property Type: Townhouse (Single)



54a Gladstone Rd BRIAR HILL 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,011,000

Method: Private Sale

Date: 10/10/2019

Rooms: 6

Property Type: Townhouse (Single)



38 Gladstone Rd BRIAR HILL 3088 (REI)

Agent Comments

 4  2  2

Price: \$996,750

Method: Private Sale

Date: 27/09/2019

Rooms: 7

Property Type: House