

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

Unit 2/32 Binns Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$775,000

&

\$825,000

Median sale price

Median price

\$766,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2021

to

30/06/2021

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	6/24 Rattray Rd MONTMORENCY 3094	\$858,898	08/09/2021
2	2/15 Sylvan St MONTMORENCY 3094	\$857,000	14/09/2021
3	3/8 Railway Rd BRIAR HILL 3088	\$800,000	19/06/2021

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:

22/09/2021 12:29

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Rooms: 5
Property Type: Unit
Land Size: 293 sqm approx

Agent Comments

Walking distance to Were Street Chops and Montmorency Train Station. Single level unit.

Indicative Selling Price

\$775,000 - \$825,000

Median Unit Price

June quarter 2021: \$766,000

Comparable Properties



6/24 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  1  1

Price: \$858,898
Method: Private Sale
Date: 08/09/2021
Property Type: House



2/15 Sylvan St MONTMORENCY 3094 (REI)

Agent Comments

 3  1  1

Price: \$857,000
Method: Private Sale
Date: 14/09/2021
Property Type: Unit
Land Size: 534 sqm approx



3/8 Railway Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$800,000
Method: Sold Before Auction
Date: 19/06/2021
Property Type: Unit
Land Size: 279 sqm approx