

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

2/19 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$690,500

Property Type Unit

Suburb Montmorency

Period - From 01/04/2019

to 31/03/2020

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	1/30 Kirwana Gr MONTMORENCY 3094	\$901,000	14/03/2020
2	16 Box Rd BRIAR HILL 3088	\$860,000	17/04/2020
3	2/70 Sackville St MONTMORENCY 3094	\$830,000	15/04/2020

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:

06/07/2020 12:05



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Unit Price
Year ending March 2020: \$690,500

Comparable Properties



1/30 Kirwana Gr MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$901,000
Method: Private Sale
Date: 14/03/2020
Property Type: House
Land Size: 317 sqm approx



16 Box Rd BRIAR HILL 3088 (REI/VG) **Agent Comments**

3 2 2

Price: \$860,000
Method: Private Sale
Date: 17/04/2020
Property Type: House (Res)
Land Size: 468 sqm approx



2/70 Sackville St MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$830,000
Method: Private Sale
Date: 15/04/2020
Property Type: Townhouse (Single)
Land Size: 242 sqm approx