

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

6/24 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$770,000

&

\$830,000

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	1/8 Railway Rd BRIAR HILL 3088	\$840,000	28/05/2021
2	2/15 Ripper St MONTMORENCY 3094	\$800,000	29/05/2021
3	1/63 Kelvin Av MONTMORENCY 3094	\$772,000	29/06/2021

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:

01/09/2021 12:14

6/24 Rattray Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



Rooms: 1
Property Type: Unit
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median Unit Price
June quarter 2021: \$766,000

Comparable Properties



1/8 Railway Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 28/05/2021
Property Type: House



2/15 Ripper St MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 29/05/2021
Property Type: Unit



1/63 Kelvin Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$772,000
Method: Private Sale
Date: 29/06/2021
Property Type: Unit
Land Size: 302 sqm approx

Kelvin Ave only had one bathroom, not two as reported

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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