

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

4/22 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$690,000

Median sale price

Median price

\$696,250

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2019

to

30/06/2020

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	2/9 Mayona Rd MONTMORENCY 3094	\$712,500	01/06/2020
2	6/10 Kett St LOWER PLENTY 3093	\$665,000	29/02/2020
3	2/21 Davey Rd MONTMORENCY 3094	\$660,000	07/04/2020

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:

30/07/2020 14:13



Property Type: Unit
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

Year ending June 2020: \$696,250

Comparable Properties



2/9 Mayona Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$712,500
Method: Private Sale
Date: 01/06/2020
Property Type: Unit



6/10 Kett St LOWER PLENTY 3093 (REI/VG) **Agent Comments**



Price: \$665,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Unit
Land Size: 215 sqm approx



2/21 Davey Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 07/04/2020
Rooms: 3
Property Type: House (Res)
Land Size: 462 sqm approx