

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

23a Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$855,750

Property Type House

Suburb Montmorency

Period - From 20/01/2019

to

19/01/2020

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 | 16 Wattle Av MONTMORENCY 3094 | \$850,000 | 20/07/2019 |
| 2 | 1/76 Airlie Rd MONTMORENCY 3094 | \$835,000 | 10/08/2019 |
| 3 | 1/41 Coventry St MONTMORENCY 3094 | \$798,000 | 24/08/2019 |

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:

20/01/2020 16:20



Property Type: House (Previously Occupied - Detached)

Land Size: 706 sqm approx

[Agent Comments](#)

Comparable Properties



16 Wattle Av MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)



Price: \$850,000

Method: Private Sale

Date: 20/07/2019

Rooms: 6

Property Type: House

Land Size: 1090 sqm approx



1/76 Airlie Rd MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)



Price: \$835,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 5

Property Type: Townhouse (Res)



1/41 Coventry St MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)



Price: \$798,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Unit

Land Size: 432 sqm approx