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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/54 Kelvin Avenue, Montmorency Vic 3094
Including suburb and	·
postcode	
ndicative selling prid	ce

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

Range between \$590,000	&	\$640,000
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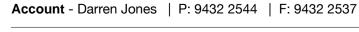
Median sale price

Median price	\$592,500		Unit	Х	Su	burb	Montmorency
Period - From	01/01/2017	to	31/03/2	017	Source	REIV	1

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/14-20 Binns St MONTMORENCY 3094	\$646,020	31/01/2017
3/54 Kelvin Av MONTMORENCY 3094	\$635,000	15/11/2016
1/80 Para Rd MONTMORENCY 3094	\$587,000	05/03/2017







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