

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

2/54 Kelvin Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$592,500

Unit X

Suburb Montmorency

Period - From 01/01/2017

to

31/03/2017

Source REIV

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