

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 68 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$928,750 House X Unit Suburb Montmorency

Period - From 01/01/2018 to 31/03/2018 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	5 Paulette Cl ST HELENA 3088	\$1,330,000	07/03/2018
2	26 Byron Av LOWER PLENTY 3093	\$1,290,000	17/04/2018
3	16 Fay St ELTHAM 3095	\$1,285,000	24/02/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 1473 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000
Median House Price
 March quarter 2018: \$928,750

Comparable Properties



5 Paulette CI ST HELENA 3088 (REI)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 07/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 943 sqm approx



26 Byron Av LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$1,290,000
Method: Sold Before Auction
Date: 17/04/2018
Rooms: -
Property Type: House (Res)



16 Fay St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,285,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 993 sqm approx