

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	68 Mountain View Road, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

Median sale price

Median price	\$928,750	Hou	ise 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.

Add	dress of comparable property	Price	Date of sale
1	5 Paulette CI 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

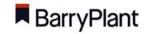
OR

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.





Account - Barry Plant | P: 03 9842 8888











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)





Price: \$1,330,000 Method: Private Sale Date: 07/03/2018

Rooms: -

Property Type: House (Res) Land Size: 943 sqm approx

Agent Comments









Price: \$1,290,000

Method: Sold Before Auction

Date: 17/04/2018

Rooms: -

Property Type: House (Res)

Agent Comments







Price: \$1,285,000 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: House (Res) Land Size: 993 sqm approx

Agent Comments

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