

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

94 Mayona Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price

\$839,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2019

to

30/09/2019

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	21a River St GREENSBOROUGH 3088	\$966,000	12/10/2019
2	3/23 Woodland Gr MONTMORENCY 3094	\$952,000	21/12/2019
3	87b Franklin St ELTHAM 3095	\$919,000	15/11/2019

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 10:30



Property Type: Townhouse
(Single)
Land Size: 371 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
September quarter 2019: \$839,000

Comparable Properties



21a River St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$966,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 6
Property Type: House (Res)
Land Size: 438 sqm approx



3/23 Woodland Gr MONTMORENCY 3094 (REI)

Agent Comments



Price: \$952,000
Method: Auction Sale
Date: 21/12/2019
Rooms: 5
Property Type: Townhouse (Res)



87b Franklin St ELTHAM 3095 (REI)

Agent Comments



Price: \$919,000
Method: Private Sale
Date: 15/11/2019
Property Type: House (Res)
Land Size: 405 sqm approx