

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

2/18 Davey Road Montmorency VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,250

Property type

Unit

Suburb

Montmorency

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 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

1/3 Hoban Avenue Montmorency VIC 3094	\$690,000	20-Mar-21
1/52 Coventry Street Montmorency VIC 3094	\$681,000	25-Feb-21
4/56 Airlie Road Montmorency VIC 3094	\$695,000	29-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 07 May 2021



**1/3 Hoban Avenue Montmorency
VIC 3094**

Sold Price

^{RS}

\$690,000

Sold Date

20-Mar-21

2

1

1

Distance

0.23km



**1/52 Coventry Street Montmorency
VIC 3094**

Sold Price

\$681,000

Sold Date

25-Feb-21

2

1

2

Distance

0.85km



**4/56 Airlie Road Montmorency VIC
3094**

Sold Price

^{RS}

\$695,000

Sold Date

29-Mar-21

2

1

1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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