

Mitchell Galea

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

4/11 Wellington Street Montmorency VIC 3094

 3  1  1

Indicative Selling Price

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

Range between \$700,000 & \$770,000

Median Sale Price

\$638,000 Units in Montmorency between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

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.

	2/26 Nokes Court Montmorency VIC 3094  3  2 	Sold Price ^{RS} \$701,000	Sold Date 26-Jun-19
			Distance 0.37km
	2/13 Buena Vista Drive Montmorency VIC 3094  3  2 	Sold Price ^{RS} \$755,000	Sold Date 22-Jun-19
			Distance 0.75km
	12 Baldwin Avenue Montmorency VIC 3094  3  2 	Sold Price ^{RS} \$750,000	Sold Date 17-Jun-19
			Distance 0.39km

RS = Recent sale

UN = Undisclosed Sale

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