

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

3/1 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$770,000

&

\$800,000

Median sale price

Median price

\$725,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2020

to

31/12/2020

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 | 9B Dobson Rd MONTMORENCY 3094 | \$810,000 | 26/03/2021 |
| 2 | 81 Para Rd MONTMORENCY 3094 | \$810,000 | 27/02/2021 |
| 3 | 3/1 Wilson Av MONTMORENCY 3094 | \$700,000 | 23/11/2020 |

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:

12/04/2021 13:50



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$770,000 - \$800,000
Median Unit Price
Year ending December 2020: \$725,500

Comparable Properties



9B Dobson Rd MONTMORENCY 3094 (REI)



Agent Comments

Higher quality in a less appealing location

Price: \$810,000
Method: Private Sale
Date: 26/03/2021
Property Type: Townhouse (Single)
Land Size: 183 sqm approx



81 Para Rd MONTMORENCY 3094 (REI)



Agent Comments

Higher quality in a less appealing location

Price: \$810,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 537 sqm approx

3/1 Wilson Av MONTMORENCY 3094 (VG)



Agent Comments

Previously sold although market has improved since sale.

Price: \$700,000
Method: Sale
Date: 23/11/2020
Property Type: Flat/Unit/Apartment (Res)