

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

2/12 Wilson Avenue 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

Unit

Suburb

Montmorency

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/38 Alma Street Lower Plenty VIC 3093	\$700,000	06-Oct-20
2/18 Graeme Avenue Montmorency VIC 3094	\$682,000	26-Nov-20
2/21 Davey Road Montmorency VIC 3094	\$660,000	07-Apr-20

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: 21 January 2021



1/38 Alma Street Lower Plenty VIC 3093

Sold Price

\$700,000

Sold Date

06-Oct-20

 2

 2

 2

Distance

0.92km



2/18 Graeme Avenue Montmorency VIC 3094

Sold Price

\$682,000

Sold Date

26-Nov-20

 2

 1

 1

Distance

0.55km



2/21 Davey Road Montmorency VIC 3094

Sold Price

\$660,000

Sold Date

07-Apr-20

 2

 1

 2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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