## 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

73 Rattray Road, Montmorency Vic 3094

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale price								
Median price	\$850,750	Pro	operty Type	Hous	se		Suburb	Montmorency
Period - From	01/07/2019	to	30/06/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Valley Park Gr ELTHAM 3095	\$1,140,000	21/03/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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.

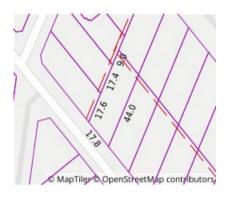
This Statement of Information was prepared on:

29/07/2020 13:44





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Property Type: House Land Size: 691 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending June 2020: \$850,750

# **Comparable Properties**



5 Valley Park Gr ELTHAM 3095 (REI/VG)



Price: \$1,140,000 Method: Private Sale Date: 21/03/2020 Property Type: House Land Size: 612 sqm approx

#### Agent Comments

Similar size block and house size, also within the 2km radius however prices can differ between Montmorency & Eltham based on the location to Were Street.

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.