

# 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

4 Alexander Street, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$851,500 Property Type House Suburb Montmorency

Period - From 01/10/2018 to 30/09/2019 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	8 Astley St MONTMORENCY 3094	\$925,000	08/06/2019
2	17 Olympic Av MONTMORENCY 3094	\$905,000	20/09/2019
3	1/23 Price Av MONTMORENCY 3094	\$900,000	20/07/2019

**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:

18/11/2019 10:18



3   2   2

**Property Type:** House (Res)

**Land Size:** 673 sqm approx

Agent Comments

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

Year ending September 2019: \$851,500

## Comparable Properties



**8 Astley St MONTMORENCY 3094 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$925,000

**Method:** Auction Sale

**Date:** 08/06/2019

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**17 Olympic Av MONTMORENCY 3094 (REI)**

Agent Comments

3   1   -

**Price:** \$905,000

**Method:** Sold Before Auction

**Date:** 20/09/2019

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**1/23 Price Av MONTMORENCY 3094 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 20/07/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 671 sqm approx