

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

199 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,070,500

Property Type

House

Suburb

Montmorency

Period - From

01/07/2022

to

30/06/2023

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	49 Astley St MONTMORENCY 3094	\$1,225,000	11/03/2023
2	5 Marshall Av MONTMORENCY 3094	\$1,190,000	15/07/2023
3	33 Olympic Av MONTMORENCY 3094	\$1,120,000	21/07/2023

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:

03/08/2023 14:44



3 1 2

Property Type: House
Land Size: 1277 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2023: \$1,070,500

Comparable Properties



49 Astley St MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Similar block of land, house at Astley is slightly bigger though

Price: \$1,225,000
Method: Private Sale
Date: 11/03/2023
Rooms: 6
Property Type: House (Res)
Land Size: 1143 sqm approx



5 Marshall Av MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$1,190,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 750 sqm approx



33 Olympic Av MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Private Sale
Date: 21/07/2023
Property Type: House