

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

14 Wattle Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$927,500

Property Type

House

Suburb

Montmorency

Period - From

01/04/2020

to

31/03/2021

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	21 Starling St MONTMORENCY 3094	\$1,310,000	08/05/2021
2	26 Alban St MONTMORENCY 3094	\$1,229,000	17/03/2021
3	53 Airlie Rd MONTMORENCY 3094	\$1,275,000	27/02/2021

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:

28/06/2021 11:16



4 2 0

Property Type: House
Land Size: 844 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2021: \$927,500

Comparable Properties



21 Starling St MONTMORENCY 3094 (REI)

4 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

Smaller block of land, similar location with close proximity to trainline. However, Starling did offer secure car accommodation, ducted heating/cooling and robes to the bedrooms



26 Alban St MONTMORENCY 3094 (REI/VG)

4 2 1

Price: \$1,229,000
Method: Sold Before Auction
Date: 17/03/2021
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments

Similar size block of land, similar location with close proximity to trainline. However, Alban did offer single carport, studio accommodation, ducted heating/cooling and robes to the bedrooms



53 Airlie Rd MONTMORENCY 3094 (REI/VG)

4 2 3

Price: \$1,275,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments

Smaller block of land, further away from the trainline. However, Airlie did offer double carport, ducted heating/cooling and robes to the bedrooms