

## 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 20 Belmont Crescent, 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 \$750,000 & \$810,000

## Median sale price

Median price \$885,000 House X Unit Suburb Montmorency

Period - From 01/07/2017 to 30/06/2018 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	7 Looker Rd MONTMORENCY 3094	\$808,000	10/05/2018
2	403 Main Rd MONTMORENCY 3094	\$780,000	22/06/2018
3	2 Station Rd MONTMORENCY 3094	\$765,000	22/04/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 695 sqm approx

Agent Comments

## Comparable Properties



**7 Looker Rd MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$808,000

**Method:** Sold Before Auction

**Date:** 10/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 572 sqm approx



**403 Main Rd MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 22/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 763 sqm approx



**2 Station Rd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 22/04/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 537 sqm approx