

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

20A Wattle Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$815,400

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2021

to

31/03/2022

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	2/21 Helwig Av MONTMORENCY 3094	\$650,000	29/01/2022
2	1/18 Alma St LOWER PLENTY 3093	\$605,000	15/03/2022
3	5/154 Mountain View Rd BRIAR HILL 3088	\$605,000	18/01/2022

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:

16/06/2022 10:08



Property Type:

Agent Comments

Comparable Properties



2/21 Helwig Av MONTMORENCY 3094 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 29/01/2022

Property Type: Flat/Unit/Apartment (Res)



1/18 Alma St LOWER PLENTY 3093 (VG)

Agent Comments



Price: \$605,000

Method: Sale

Date: 15/03/2022

Property Type: Strata Unit/Flat



**5/154 Mountain View Rd BRIAR HILL 3088
(REI/VG)**

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 18/01/2022

Property Type: Unit