

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

165A RATTRAY ROAD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Montmorency

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

33 OLD ELTHAM ROAD LOWER PLENTY VIC 3093	\$1,400,000	27-Feb-23
29 RAMPTONS ROAD ELTHAM NORTH VIC 3095	\$1,350,000	25-Apr-23

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 6 months.

This Statement of Information was prepared on: 16 May 2023



**33 OLD ELTHAM ROAD LOWER
PLENTY VIC 3093**

 5  2  2

Sold Price **\$1,400,000** Sold Date **27-Feb-23**

Distance **1.8km**



**29 RAMPTONS ROAD ELTHAM
NORTH VIC 3095**

 4  3  2

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **25-Apr-23**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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