

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

26 Olympic Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$890,250

Property Type House

Suburb Montmorency

Period - From 01/01/2020

to 31/03/2020

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 Napier Cr MONTMORENCY 3094	\$876,000	29/02/2020
2	17 Meadow Cr MONTMORENCY 3094	\$817,000	02/05/2020
3	2 Rattray Rd MONTMORENCY 3094	\$810,000	20/05/2020

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:

16/06/2020 12:46



Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2020: \$890,250

Comparable Properties



49 Napier Cr MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$876,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 752 sqm approx



17 Meadow Cr MONTMORENCY 3094 (REI)

Agent Comments



Price: \$817,000

Method: Private Sale

Date: 02/05/2020

Property Type: House (Res)

Land Size: 462 sqm approx



2 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 20/05/2020

Property Type: House (Res)

Land Size: 536 sqm approx