

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

4 Stephens Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$770,000

&

\$847,000

Median sale price

Median price

\$885,000

House

X

Unit

Suburb

Montmorency

Period - From

01/10/2017

to

31/12/2017

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	3 Acheron Cr ELTHAM NORTH 3095	\$840,000	16/12/2017
2	188 Scenic Cr ELTHAM NORTH 3095	\$832,000	13/01/2018
3	205 Progress Rd ELTHAM NORTH 3095	\$800,000	02/03/2018

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.



 4  3  2

Rooms:

Property Type: House

Land Size: 1,045 sqm approx

Agent Comments

Comparable Properties



3 Acheron Cr ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$840,000

Method: Private Sale

Date: 16/12/2017

Rooms: -

Property Type: House

Land Size: 791 sqm approx



188 Scenic Cr ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  -

Price: \$832,000

Method: Auction Sale

Date: 13/01/2018

Rooms: 6

Property Type: House (Res)

Land Size: 779 sqm approx



205 Progress Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  -

Price: \$800,000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 752 sqm approx