

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

2 Station Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Montmorency

Period - From 01/10/2021

to 31/12/2021

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	35 Astley St MONTMORENCY 3094	\$1,100,000	09/02/2022
2	28 Beattie St MONTMORENCY 3094	\$990,000	16/12/2021
3	17 Starling St MONTMORENCY 3094	\$950,000	30/11/2021

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:

18/03/2022 15:16



3 1 2

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
December quarter 2021: \$1,255,000

Comparable Properties



35 Astley St MONTMORENCY 3094 (REI)

3 1 1

Price: \$1,100,000
Method: Private Sale
Date: 09/02/2022
Property Type: House
Land Size: 575 sqm approx

Agent Comments

Similar size house and land size, however Astley St offers a better location in Montmorency



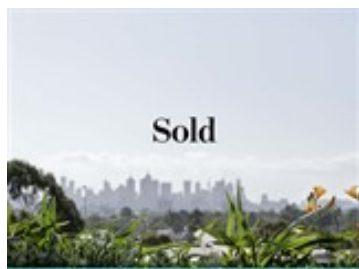
28 Beattie St MONTMORENCY 3094 (REI)

3 1 2

Price: \$990,000
Method: Auction Sale
Date: 16/12/2021
Property Type: House (Res)

Agent Comments

Similar location, block size and house size, however Station Rd offers a more renovated property



17 Starling St MONTMORENCY 3094 (REI)

3 1 -

Price: \$950,000
Method: Private Sale
Date: 30/11/2021
Property Type: House
Land Size: 535 sqm approx

Agent Comments

Similar size block and house size however, Station Rd offers a much more renovated home