

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 28 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$630,000 & \$693,000

Median sale price

Median price \$881,100 House X Unit Suburb Montmorency

Period - From 01/04/2017 to 31/03/2018 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	22a Baldwin Av MONTMORENCY 3094	\$665,000	13/11/2017
2	23 Para Rd LOWER PLENTY 3093	\$659,000	02/12/2017
3	1/50 Para Rd MONTMORENCY 3094	\$645,000	11/04/2018

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.