

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

6/111 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Feb 2021

to

31 Jan 2022

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

6 Mountain View Road Montmorency VIC 3094	\$856,000	13-Feb-22
2A Riverview Road Montmorency VIC 3094	\$900,000	13-Nov-21
2/32 Binns Street Montmorency VIC 3094	\$880,000	16-Oct-21

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 February 2022



**6 Mountain View Road
Montmorency VIC 3094**

3 2 2

Sold Price

RS

\$856,000

Sold Date

13-Feb-22

Distance

0.34km



**This property is
open for inspection!**

Please note as per Victorian Government Direction,
if you are fully vaccinated against COVID-19 please book
an inspection by clicking on 'Request an inspection' button
or please attend for inspection as per individual state rules.
If you are not vaccinated you must reach out to us by
email or call to book a private inspection.
Please do not stand in line for inspection.
Thank you for your understanding.

**2A Riverview Road Montmorency
VIC 3094**

3 1 2

Sold Price

\$900,000

Sold Date

13-Nov-21

Distance

1km



**2/32 Binns Street Montmorency VIC
3094**

3 1 2

Sold Price

\$880,000

Sold Date

16-Oct-21

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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