

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

20 Mayona Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$800,000

&

\$840,000

Median sale price

Median price

\$940,000

House

X

Unit

Suburb

Montmorency

Period - From

01/07/2018

to

30/09/2018

Source

REIV

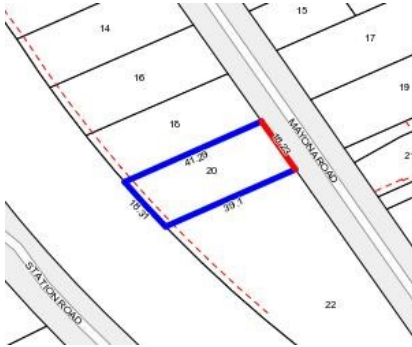
Comparable property sales (*Delete A or B below as applicable)

- 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	16 Looker Rd MONTMORENCY 3094	\$840,000	20/10/2018
2	58 Coventry St MONTMORENCY 3094	\$825,000	09/07/2018
3	20 Belmont Cr MONTMORENCY 3094	\$815,000	05/11/2018

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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$840,000

Median House Price

September quarter 2018: \$940,000

Comparable Properties



16 Looker Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$840,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 582 sqm approx



58 Coventry St MONTMORENCY 3094 (REI)

Agent Comments

 3  1  2

Price: \$825,000

Method: Private Sale

Date: 09/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 541 sqm approx



20 Belmont Cr MONTMORENCY 3094 (REI)

Agent Comments

 3  1  2

Price: \$815,000

Method: Private Sale

Date: 05/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 695 sqm approx