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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

					AF o	of the Estate Agents Act 1980					
Property offer	ed for s	sale									
Address Including suburb and postcode		40 Coventry Street, Montmorency Vic 3094									
Indicative sell	ing pric	се									
For the meaning	of this p	orice see	consu	umer.vic.gov.	au/und	erquoting					
Range between \$700,00		000	&		\$7	\$770,000					
Median sale p	rice										
Median price \$850,000		00	Hous	se X	Unit			Suburb	Montmo	orency	
Period - From	Period - From 01/10/2018		to 3	to 31/12/2018 Source			REI	EIV			
Comparable p	roperty	sales	(*Dele	ete A or B b	elow a	as applica	ble)				
	that the	estate a					•	operty for sale o be most cor			
Address of comparable property							Price	Dat	e of sale		
1											
2											
3											
OR											

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.

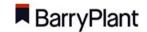
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**Indicative Selling Price** \$700,000 - \$770,000 **Median House Price** December quarter 2018: \$850,000





Rooms:

Property Type: House (Res) Land Size: 893 approx sqm

Agent Comments

## Comparable Properties

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