morrison kleeman

STATEMENT OF INFORMATION

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UNIT Offered for Sale

1/3 Airlie Road Montmorency VIC 3094

2 1 1

Indicative Selling Price

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

Range between $570,000 & $610,000

Median Sale Price

$716,000 Units in Montmorency between Aug 2017 - Jul 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

2/28 Para Road Lower Plenty VIC 3093

2 1 2

Sold Price **$580,000** Sold Date **27-Apr-18**

Distance **0.09km**

3/32 Rattray Road Montmorency VIC 3094

2 1 1

Sold Price **$610,000** Sold Date **14-Apr-18**

Distance **0.66km**

5/96 Para Road Montmorency VIC 3094

2 1 1

Sold Price **$625,000** Sold Date **12-May-18**

Distance **0.74km**

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