

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

8 Orr Lane, Montmorency Vic 3094

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$851,500

Property Type

House

Suburb

Montmorency

Period - From

01/10/2018

to

30/09/2019

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	2/8 Mccarthy Gr MONTMORENCY 3094	\$865,000	31/08/2019
2	1/30 Glenauburn Rd LOWER PLENTY 3093	\$855,000	27/06/2019
3	1/76 Airlie Rd MONTMORENCY 3094	\$835,000	10/08/2019

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.~~

This Statement of Information was prepared on:

28/10/2019 14:34



 3  2  2

Property Type: House (Res)

Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price

\$850,000

Median House Price

Year ending September 2019: \$851,500

Comparable Properties



2/8 Mccarthy Gr MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$865,000

Method: Sold Before Auction

Date: 31/08/2019

Rooms: 4

Property Type: Townhouse (Res)



1/30 Glenauburn Rd LOWER PLENTY 3093 (REI)

Agent Comments

 3  2  2

Price: \$855,000

Method: Private Sale

Date: 27/06/2019

Property Type: House

Land Size: 365 sqm approx



1/76 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$835,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 5

Property Type: Townhouse (Res)