

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

213 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$850,000

&

\$910,000

Median sale price

Median price

\$890,250

Property Type

House

Suburb

Montmorency

Period - From

01/01/2020

to

31/03/2020

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	1/30 Kirwana Gr MONTMORENCY 3094	\$901,000	14/03/2020
2	2/11 Reichelt Av MONTMORENCY 3094	\$880,000	13/12/2019
3			

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:

02/06/2020 15:13



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Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$910,000
Median House Price
March quarter 2020: \$890,250

Comparable Properties



1/30 Kirwana Gr MONTMORENCY 3094 (REI) **Agent Comments**

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Price: \$901,000
Method: Private Sale
Date: 14/03/2020
Property Type: House
Land Size: 317 sqm approx



2/11 Reichelt Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

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Price: \$880,000
Method: Private Sale
Date: 13/12/2019
Property Type: House

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.