

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

2/9a Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$696,250

Property Type Unit

Suburb Montmorency

Period - From 01/07/2019

to 30/06/2020

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.~~

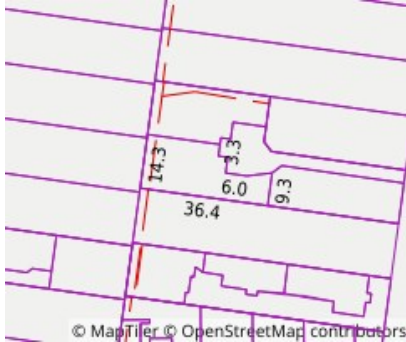
	Address of comparable property	Price	Date of sale
1	19a Looker Rd MONTMORENCY 3094	\$830,000	15/06/2020
2	2/11 Elizabeth St MONTMORENCY 3094	\$815,150	06/08/2020
3			

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:

08/10/2020 15:52



Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
Year ending June 2020: \$696,250

Comparable Properties



19a Looker Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$830,000
Method: Private Sale
Date: 15/06/2020
Property Type: House
Land Size: 530 sqm approx



2/11 Elizabeth St MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$815,150
Method: Private Sale
Date: 06/08/2020
Property Type: Townhouse (Single)
Land Size: 295 sqm approx

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.