

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

220 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2022

to

31/12/2022

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	17 Rattray Rd MONTMORENCY 3094	\$900,000	30/09/2022
2	52a Rattray Rd MONTMORENCY 3094	\$860,500	27/11/2022
3	19 Sackville St MONTMORENCY 3094	\$830,000	13/12/2022

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:

09/02/2023 16:28



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



17 Rattray Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$900,000

Method: Private Sale

Date: 30/09/2022

Rooms: 5

Property Type: Unit

Land Size: 406 sqm approx



52a Rattray Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$860,500

Method: Sold Before Auction

Date: 27/11/2022

Property Type: Unit

Land Size: 590 sqm approx



19 Sackville St MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 1 1

Price: \$830,000

Method: Private Sale

Date: 13/12/2022

Property Type: House

Land Size: 405 sqm approx