

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

4/12 Station Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2021

to

30/09/2021

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.

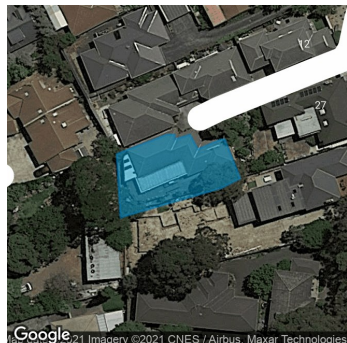
	Address of comparable property	Price	Date of sale
1	7/22 Rattray Rd MONTMORENCY 3094	\$852,000	22/10/2021
2	3/6 Graeme Av MONTMORENCY 3094	\$850,000	07/10/2021
3	2b Stephens St MONTMORENCY 3094	\$810,000	27/10/2021

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:

12/11/2021 10:38



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
September quarter 2021: \$820,000

Comparable Properties



7/22 Rattray Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 2 1

Price: \$852,000
Method: Private Sale
Date: 22/10/2021
Property Type: Townhouse (Single)
Land Size: 195 sqm approx



3/6 Graeme Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 1

Price: \$850,000
Method: Private Sale
Date: 07/10/2021
Property Type: Unit



2b Stephens St MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$810,000
Method: Private Sale
Date: 27/10/2021
Property Type: Townhouse (Single)
Land Size: 322 sqm approx