

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

35 Lilicur Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$890,000

House

X

Unit

Suburb

Montmorency

Period - From

01/04/2019

to

30/06/2019

Source

REIV

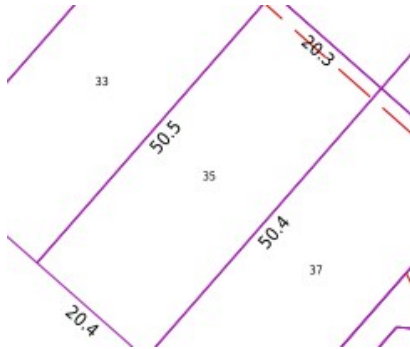
Comparable property sales (*Delete A or B below as applicable)

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	39 Lilicur Rd MONTMORENCY 3094	\$851,500	18/07/2019
2	40 Coventry St MONTMORENCY 3094	\$828,000	04/05/2019
3	103 Mountain View Rd MONTMORENCY 3094	\$760,000	15/06/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1028 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$810,000

Median House Price

June quarter 2019: \$890,000

Comparable Properties



39 Lilicur Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$851,500

Method: Private Sale

Date: 18/07/2019

Rooms: -

Property Type: House

Land Size: 658 sqm approx



40 Coventry St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$828,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 893 sqm approx



103 Mountain View Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 15/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 990 sqm approx