

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

3/24 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price

\$753,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2023

to

30/06/2024

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	5/2 Fernside Av BRIAR HILL 3088	\$700,000	18/05/2024
2	2/41 Coventry St MONTMORENCY 3094	\$710,000	09/05/2024
3	8/9 Davey Rd MONTMORENCY 3094	\$690,000	06/02/2024

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:

26/07/2024 11:35

3/24 Rattray Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



2 1 1

Property Type: Unit
Land Size: 157 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
Year ending June 2024: \$753,500

Comparable Properties



5/2 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit
Land Size: 243 sqm approx



2/41 Coventry St MONTMORENCY 3094 (VG)

Agent Comments

2 - -

Price: \$710,000
Method: Sale
Date: 09/05/2024
Property Type: Flat/Unit/Apartment (Res)



8/9 Davey Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 06/02/2024
Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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