

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

385 Main Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$858,125 House X Unit Suburb Montmorency

Period - From 01/04/2017 to 30/06/2017 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	355 Main Rd MONTMORENCY 3094	\$635,000	05/05/2017
2	1/28 Para Rd LOWER PLENTY 3093	\$632,000	26/08/2017
3	5 Anthony Cl LOWER PLENTY 3093	\$595,000	14/06/2017

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.~~



 3  1 

Rooms:
Property Type: House (Res)
Land Size: 687 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 June quarter 2017: \$858,125

Comparable Properties



355 Main Rd MONTMORENCY 3094 (REI/VG) Agent Comments

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Price: \$635,000
Method: Private Sale
Date: 05/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 435 sqm approx



1/28 Para Rd LOWER PLENTY 3093 (REI) Agent Comments

 3  1  2

Price: \$632,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 262 sqm approx

5 Anthony CI LOWER PLENTY 3093 (REI/VG) Agent Comments

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Price: \$595,000
Method: Private Sale
Date: 14/06/2017
Rooms: -
Property Type: Townhouse (Res)