morrison kleeman

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/97 Mountain View Road Montmorency VIC 3094

2 1 1

Indicative Selling Price

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

Range between $570,000 & $600,000

Median Sale Price

$677,000 Units in Montmorency between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/96 Mountain View Road Montmorency VIC 3094

2 1 1

Sold Price **$620,000** Sold Date **17-Nov-18**

Distance **0.06km**



5/53 Looker Road Montmorency VIC 3094

2 1 1

Sold Price **$570,500** Sold Date **07-Nov-18**

Distance **1.17km**



5/41 Coventry Street Montmorency VIC 3094

2 1 1

Sold Price RS **$580,000** Sold Date **16-Mar-19**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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