

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

9a Gordon Grove, Montmorency Vic 3094

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$876,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2018

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	32a Baldwin Av MONTMORENCY 3094	\$685,000	26/08/2019
2	2/15 Paton St MONTMORENCY 3094	\$680,000	06/09/2019
3	2/172 Grand Blvd MONTMORENCY 3094	\$655,000	05/10/2019

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.~~

This Statement of Information was prepared on:

18/10/2019 08:16



3 1 1

Property Type: House (Res)

Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending June 2019: \$876,000

Comparable Properties



32a Baldwin Av MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$685,000

Method: Private Sale

Date: 26/08/2019

Property Type: House

Land Size: 223 sqm approx



2/15 Paton St MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$680,000

Method: Private Sale

Date: 06/09/2019

Property Type: Unit

Land Size: 250 sqm approx



2/172 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$655,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 270 sqm approx