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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$876,000	Pro	operty Type	Hou	se		Suburb	Montmorency
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ad	dress 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





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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



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



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



Price: \$655,000 Method: Auction Sale Date: 05/10/2019 Rooms: 5 Property Type: House (Res) Land Size: 270 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.