

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	2/8 Wattle Avenue, Montmorency Vic 3094
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Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$928,750	House	X	Unit		Suburb	Montmorency
Period - From	01/01/2018	to	31/03/2018	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	2/6 Wattle Av MONTMORENCY 3094	\$1,326,000	12/05/2018
2	2/5 Glengarriff Cr MONTMORENCY 3094	\$1,323,000	17/02/2018
3	81 Silver St ELTHAM 3095	\$1,320,000	03/06/2018

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.