Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2 Rattray Road, Montmorency Vic 3094
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$850,000

Median sale price

Median price	\$890,250	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/01/2020	to	31/03/2020		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

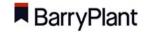
Add	dress of comparable property	Price	Date of sale
1	5 Frances Av GREENSBOROUGH 3088	\$820,000	14/12/2019
2	27 Baldwin Av MONTMORENCY 3094	\$801,500	02/12/2019
3	24 Duncan Av GREENSBOROUGH 3088	\$800,000	14/12/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/04/2020 10:15











Property Type: House (Res) Land Size: 535 sqm approx **Agent Comments**

Indicative Selling Price \$800,000 - \$850,000 **Median House Price** March quarter 2020: \$890,250

Comparable Properties



5 Frances Av GREENSBOROUGH 3088

(REI/VG) **-**3

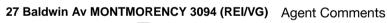


Price: \$820,000 Method: Auction Sale Date: 14/12/2019

Rooms: 4

Property Type: House (Res) Land Size: 583 sqm approx

Agent Comments





Price: \$801,500

Method: Expression of Interest

Date: 02/12/2019 Rooms: 6

Property Type: House Land Size: 446 sqm approx

Agent Comments



24 Duncan Av GREENSBOROUGH 3088

(REI/VG)

Price: \$800,000 Method: Auction Sale Date: 14/12/2019 Rooms: 6

Property Type: House Land Size: 550 sqm approx

Account - Barry Plant | P: 03 9842 8888



