

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 Rattray Road, Montmorency Vic 3094

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

Property 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	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 comparable properties 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)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 4

Property Type: House (Res)

Land Size: 583 sqm approx



27 Baldwin Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$801,500

Method: Expression of Interest

Date: 02/12/2019

Rooms: 6

Property Type: House

Land Size: 446 sqm approx



24 Duncan Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 6

Property Type: House

Land Size: 550 sqm approx