



STATEMENT OF INFORMATION

29 BUENA VISTA DRIVE, MONTMORENCY, VIC 3094

PREPARED BY LUKE SCANNA, IAN REID'S VENDOR ADVOCACY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 BUENA VISTA DRIVE, MONTMORENCY,  3  1  -

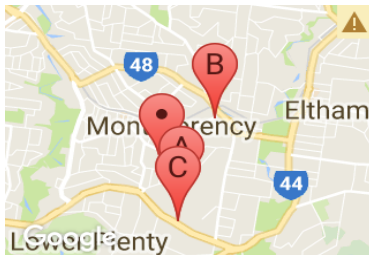
Indicative Selling Price

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

Price Range: \$730,000 to \$790,000

Provided by: Luke Scanna, ian reid's vendor advocacy australia

MEDIAN SALE PRICE



MONTMORENCY, VIC, 3094

Suburb Median Sale Price (House)

\$810,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



73 REICHELT AVE, MONTMORENCY, VIC 3094  3  1  2

Sale Price

***\$771,000**

Sale Date: 31/05/2017

Distance from Property: 526m



216 RATTRAY RD, MONTMORENCY, VIC 3094  3  1  -

Sale Price

\$715,000

Sale Date: 22/04/2017

Distance from Property: 1km



373 MAIN RD, MONTMORENCY, VIC 3094  3  1  2

Sale Price

\$725,000

Sale Date: 01/04/2017

Distance from Property: 774m



This report has been compiled on 03/08/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 BUENA VISTA DRIVE, MONTMORENCY, VIC 3094

Indicative selling price

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

Price Range:

\$730,000 to \$790,000

Median sale price

Median price

\$810,000

House

X

Unit

Suburb

MONTMORENCY

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
73 REICHELT AVE, MONTMORENCY, VIC 3094	*\$771,000	31/05/2017
216 RATTRAY RD, MONTMORENCY, VIC 3094	\$715,000	22/04/2017
373 MAIN RD, MONTMORENCY, VIC 3094	\$725,000	01/04/2017