

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

1/14 Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$792,250

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2021

to

31/12/2021

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	3/227-229 Nepean St GREENSBOROUGH 3088	\$610,000	27/01/2022
2	1/62 Bridge St ELTHAM 3095	\$597,000	22/02/2022
3	4/62 Bridge St ELTHAM 3095	\$560,000	23/02/2022

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:

16/03/2022 13:44



2 1 2

Property Type: Unit
Land Size: 113 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
Year ending December 2021: \$792,250

Comparable Properties



3/227-229 Nepean St GREENSBOROUGH 3088 **Agent Comments**
(REI)

2 1 1

Price: \$610,000
Method: Private Sale
Date: 27/01/2022
Rooms: 4
Property Type: Unit



1/62 Bridge St ELTHAM 3095 (REI)

Agent Comments

2 1 2

Price: \$597,000
Method: Private Sale
Date: 22/02/2022
Rooms: 3
Property Type: Unit
Land Size: 113 sqm approx



4/62 Bridge St ELTHAM 3095 (REI)

Agent Comments

2 1 1

Price: \$560,000
Method: Private Sale
Date: 23/02/2022
Rooms: 3
Property Type: Unit