

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

2/11 Elizabeth Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$696,250

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2019

to

30/06/2020

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	17 Meadow Cr MONTMORENCY 3094	\$817,000	02/05/2020
2	1/87 Rattray Rd MONTMORENCY 3094	\$798,000	05/04/2020
3	2/12 Coventry St MONTMORENCY 3094	\$755,000	23/06/2020

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:

27/07/2020 14:46



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
Year ending June 2020: \$696,250

Comparable Properties



17 Meadow Cr MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$817,000
Method: Private Sale
Date: 02/05/2020
Property Type: House (Res)
Land Size: 462 sqm approx



1/87 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$798,000
Method: Private Sale
Date: 05/04/2020
Property Type: House
Land Size: 282 sqm approx



2/12 Coventry St MONTMORENCY 3094 (REI)

Agent Comments

 3  1  2

Price: \$755,000
Method: Private Sale
Date: 23/06/2020
Property Type: Unit
Land Size: 308 sqm approx