

## 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	3/40-42 Mountain View Road, Montmorency Vic 3094
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$730,000	&	\$790,000
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#### Median sale price

Median price	\$654,500	House		Unit	X	Suburb	Montmorency
Period - From	01/04/2017	to	31/03/2018	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	1/93 Karingal Dr BRIAR HILL 3088	\$780,000	20/12/2017
2	3/54 Airlie Rd MONTMORENCY 3094	\$767,500	16/03/2018
3	1/35 Panorama Av LOWER PLENTY 3093	\$745,000	09/11/2017

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.