

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

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	6 Elmo Road, Montmorency Vic 3094				
Indicative selling price	ce control of the con				
For the meaning of this p	orice see consumer.vic.gov.au/underquoting				

&

Median sale price

Range between \$900,000

Median price	\$928,750	Hou	use X	Unit		Suburb	Montmorency
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

\$990,000

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.

Add	dress of comparable property	Price	Date of sale
1	31 Beattie St MONTMORENCY 3094	\$980,000	19/12/2017
2	24 Reichelt Av MONTMORENCY 3094	\$910,000	12/05/2018
3	84 Sackville St MONTMORENCY 3094	\$907,000	16/12/2017

OR

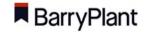
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





Generated: 24/05/2018 10:18



Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** March quarter 2018: \$928,750





Property Type: House (Res) Land Size: 770 sqm approx

Agent Comments

Comparable Properties

31 Beattie St MONTMORENCY 3094 (VG)



Price: \$980,000 Method: Sale Date: 19/12/2017

Rooms: -

Property Type: House (Res) Land Size: 709 sqm approx

24 Reichelt Av MONTMORENCY 3094 (REI)

1 3





Price: \$910,000 Method: Auction Sale Date: 12/05/2018 Rooms: 6

Property Type: House (Res) Land Size: 748 sqm approx





84 Sackville St MONTMORENCY 3094 (REI/VG) Agent Comments

Agent Comments

Agent Comments

Price: \$907,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: House (Res) Land Size: 717 sqm approx

Account - Barry Plant | P: 03 9842 8888





Generated: 24/05/2018 10:18