

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

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$928,750

House

X

Unit

Suburb Montmorency

Period - From 01/01/2018

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	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.

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



 4  3 

Rooms:

Property Type: House (Res)

Land Size: 770 sqm approx

Agent Comments

Comparable Properties

31 Beattie St MONTMORENCY 3094 (VG)

Agent Comments

 3  -  -

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)

Agent Comments

 3  1  -

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

 3  2  3

Price: \$907,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 717 sqm approx