

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

5/111 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2022

to

31/03/2023

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	4/9 Dobson Rd MONTMORENCY 3094	\$810,000	21/01/2023
2	2/14 Meadow Cr MONTMORENCY 3094	\$771,000	23/02/2023
3			

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:

26/05/2023 14:54



3 2 2

Property Type: Strata Unit

Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

Year ending March 2023: \$810,000

Comparable Properties



4/9 Dobson Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 21/01/2023

Rooms: 5

Property Type: Unit

Land Size: 236 sqm approx



**2/14 Meadow Cr MONTMORENCY 3094
(REI/VG)**

Agent Comments

3 1 2

Price: \$771,000

Method: Private Sale

Date: 23/02/2023

Property Type: Unit

Land Size: 205 sqm approx

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.