

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

28 Wattle Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Montmorency

Period - From

01/04/2019

to

31/03/2020

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 Mayona Rd MONTMORENCY 3094	\$885,000	17/03/2020
2	17 Gordon Gr MONTMORENCY 3094	\$870,000	26/11/2019
3	125 Sherbourne Rd MONTMORENCY 3094	\$857,000	22/02/2020

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:

14/05/2020 09:13



3 1 2

Property Type: House
Land Size: 568 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending March 2020: \$860,000

Comparable Properties



17 Mayona Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$885,000
Method: Private Sale
Date: 17/03/2020
Property Type: House

17 Gordon Gr MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$870,000
Method: Private Sale
Date: 26/11/2019
Property Type: House (Res)
Land Size: 1039 sqm approx



125 Sherbourne Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 1

Price: \$857,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 1748 sqm approx