

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	1/87 Rattray Road, Montmorency Vic 3094
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Indicative selling price

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

Range between	\$760,000	&	\$830,000
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Median sale price

Median price	\$858,125	House	X	Unit		Suburb	Montmorency
Period - From	01/04/2017	to	30/06/2017	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	3/52 Mountain View Rd MONTMORENCY 3094	\$822,000	01/04/2017
2	2/22 Looker Rd MONTMORENCY 3094	\$820,000	15/07/2017
3	2/70 Sackville St MONTMORENCY 3094	\$786,500	06/04/2017

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.~~



3 2 2

Rooms:
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$760,000 - \$830,000
Median House Price
 June quarter 2017: \$858,125

Comparable Properties



3/52 Mountain View Rd MONTMORENCY 3094 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$822,000
Method: Sold Before Auction
Date: 01/04/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 330 sqm approx



2/22 Looker Rd MONTMORENCY 3094 (REI) [Agent Comments](#)

3 2 2

Price: \$820,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 5
Property Type: Townhouse (Res)



2/70 Sackville St MONTMORENCY 3094 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$786,500
Method: Private Sale
Date: 06/04/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 242 sqm approx