



Statement of Information

Sections 47AF of the Estate Agents Act 1980

18 Orr Lane, MONTMORENCY 3094

House

3 beds

1 baths

2 parking

Indicative selling price

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

**Range from \$750,000 -
\$825,000**

Median sale price

Median **House** for **MONTMORENCY** for period **May 2017 - Sep 2017**

Sourced from **RP Data**.

\$820,000

Comparable property sales

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 the most comparable to the property for sale.

205 Bolton Street, Price **\$705,000** Sold 29 April 2017
Eltham 3095

73 Reichelt Avenue, Price **\$771,000** Sold 31 May 2017
Montmorency 3094

35 Astley Street, Price **\$900,000** Sold 29 May 2017
Montmorency 3094

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

Contact agents

 **Anthony Molinaro**
Stockdale & Leggo

(03) 9894 2044
0411 061 796

anthony.molinaro@stockdaleleggo.com.au

**Stockdale
& Leggo**

Stockdale & Leggo Blackburn

98 South Parade,
Blackburn VIC 3130