## 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

20 Calrossie Avenue, Montmorency Vic 3094

#### Indicative selling price

Period - From 01/04/2017

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

Median sale price					
Median price \$858,125	House	х	Unit	Suburb	Montmorency

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

to

30/06/2017

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

Account - Flannagan Peressini & Shaw | P: 03 9432 6889

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





### 20 Calrossie Avenue, Montmorency Vic 3094



Rooms: Property Type: House Land Size: 1663 sqm approx Agent Comments Flannagan Peressini & Shaw Estate Agents 03 9432 6889 info@fpsrealestate.com.au

> Indicative Selling Price \$780,000 - \$850,000 Median House Price June quarter 2017: \$858,125

# **Comparable Properties**

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.

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REIV 🗧 propertydata

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