

## 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

2 Mccoll Street, Montmorency Vic 3094

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,700,000

#### Median sale price

Median price \$928,750

House

X

Unit

Suburb

Montmorency

Period - From 01/01/2018

to 31/03/2018

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	13 Alban St MONTMORENCY 3094	\$1,850,000	30/06/2018
2	17 Margaret Av MONTMORENCY 3094	\$1,650,000	07/06/2018
3	2/59 Looker Rd MONTMORENCY 3094	\$1,490,000	17/02/2018

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.



 4    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 503 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
March quarter 2018: \$928,750

## Comparable Properties



13 Alban St MONTMORENCY 3094 (REI)

Agent Comments

 4    2    3

**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1120 sqm approx



17 Margaret Av MONTMORENCY 3094 (REI)

Agent Comments

 4    2    2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 07/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1580 sqm approx



2/59 Looker Rd MONTMORENCY 3094  
(REI/VG)

Agent Comments

 3    3    2

**Price:** \$1,490,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 402 sqm approx