

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
4 Station Road, Montmorency Vic 3094**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$880,000

Median sale price

Median price \$850,000 House X Unit Suburb Montmorency

Period - From 01/07/2017 to 30/09/2017 Source REIV

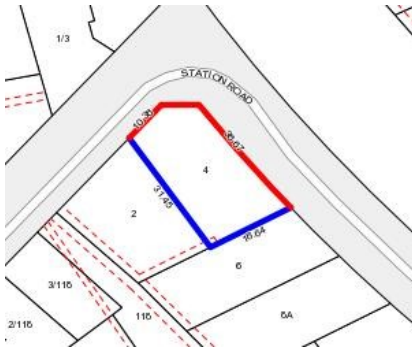
Comparable property sales (*Delete A or B below as applicable)

~~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 | | |
| 2 | | |
| 3 | | |

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 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$880,000
Median House Price
September quarter 2017: \$850,000

Comparable Properties



20 Station Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$941,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 438 sqm approx



39 Calrossie Av MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$925,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)

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.