

# 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

152 Rattray Road, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,101,000 Property Type House Suburb Montmorency

Period - From 13/06/2023 to 12/06/2024 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	29 Calrossie Av MONTMORENCY 3094	\$1,100,000	03/04/2024
2	15 Riverview Rd MONTMORENCY 3094	\$1,045,000	09/05/2024
3	12 Sackville St MONTMORENCY 3094	\$1,000,000	14/05/2024

**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.~~

This Statement of Information was prepared on:

13/06/2024 10:09



3   
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 3

**Property Type:**  
**Land Size:** 929 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 13/06/2023 - 12/06/2024: \$1,101,000

## Comparable Properties



**29 Calrossie Av MONTMORENCY 3094**  
 (REI/VG)

Agent Comments

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**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 03/04/2024  
**Property Type:** House  
**Land Size:** 973 sqm approx



**15 Riverview Rd MONTMORENCY 3094 (REI)**

Agent Comments

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**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** House  
**Land Size:** 747 sqm approx



**12 Sackville St MONTMORENCY 3094 (REI)**

Agent Comments

3   
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**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx

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