

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

2/86 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$843,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2023

to

31/12/2023

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	4/35 Panorama Av LOWER PLENTY 3093	\$657,800	15/12/2023
2	4/86 Mountain View Rd MONTMORENCY 3094	\$631,000	24/01/2024
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.

This Statement of Information was prepared on:

05/02/2024 14:33



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2023: \$843,500

Comparable Properties



4/35 Panorama Av LOWER PLENTY 3093 (REI) Agent Comments

2 1 1

Price: \$657,800

Method: Private Sale

Date: 15/12/2023

Property Type: Unit



4/86 Mountain View Rd MONTMORENCY 3094 (REI) Agent Comments

2 1 1

Price: \$631,000

Method: Auction Sale

Date: 24/01/2024

Property Type: Unit

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 - Jellis Craig | P: 03 94321444