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	1/17 Wattle Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price $600,000

Median sale price

Median price $821,000 Property Type Unit Suburb Montmorency

Period - From 01/10/2022 to 31/12/2022 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	4/40 Para Rd MONTMORENCY 3094	$610,000	11/03/2023
2	3/52 Kelvin Av MONTMORENCY 3094	$586,000	18/03/2023
3	4/17 Wattle Av MONTMORENCY 3094	$572,500	25/02/2023

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: 23/03/2023 13:51

1/17 Wattle Avenue, Montmorency Vic 3094

Scott Nugent
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2 1 1

Property Type: Unit
Land Size: 129 sqm approx

Agent Comments

Indicative Selling Price
$600,000
Median Unit Price
December quarter 2022: $821,000

Comparable Properties



4/40 Para Rd MONTMORENCY 3094 (REI)

2 1 1

Price: $610,000
Method: Auction Sale
Date: 11/03/2023
Property Type: Unit

Agent Comments



3/52 Kelvin Av MONTMORENCY 3094 (REI)

2 1 1

Price: $586,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Unit
Land Size: 129 sqm approx

Agent Comments



4/17 Wattle Av MONTMORENCY 3094 (REI)

2 1 1

Price: $572,500
Method: Private Sale
Date: 25/02/2023
Property Type: Unit
Land Size: 204 sqm approx

Agent Comments

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