

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

6 Orr Lane, Montmorency Vic 3094

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$933,750 Property Type House Suburb Montmorency

Period - From 01/01/2021 to 31/03/2021 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	3 Symes St LOWER PLENTY 3093	\$888,000	14/04/2021
2	86 Sackville St MONTMORENCY 3094	\$950,000	20/03/2021
3	167 Grand Blvd MONTMORENCY 3094	\$890,550	04/03/2021

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:

01/07/2021 11:48