Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/12 Davey Road, Montmorency Vic 3094
Including suburb and	
postcode	

Indicative selling price

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

Single price \$871,000

Median sale price

Median price \$912,000	Prope	erty Type Hou	ıse	Suburk	Montmorency
Period - From 01/01/2020	to [3 ⁻	1/12/2020	Sou	ırce 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

Address of comparable property		Price	Date of sale
1	130 Old Para Ct MONTMORENCY 3094	\$880,000	19/12/2020
2	69 Reichelt Av MONTMORENCY 3094	\$875,000	16/02/2021
3	1/3 Sackville St MONTMORENCY 3094	\$870,000	09/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/03/2021 17:10









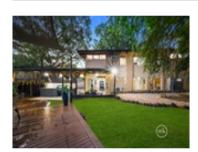




Property Type: House (Res) Land Size: 355 sqm approx **Agent Comments**

Indicative Selling Price \$871,000 **Median House Price** Year ending December 2020: \$912,000

Comparable Properties



130 Old Para Ct MONTMORENCY 3094

(REI/VG)





Price: \$880,000 Method: Auction Sale Date: 19/12/2020

Property Type: House (Res) Land Size: 592 sqm approx

Agent Comments









Price: \$875,000 Method: Private Sale Date: 16/02/2021 Property Type: House Land Size: 704 sqm approx Agent Comments



1/3 Sackville St MONTMORENCY 3094 (REI)





Price: \$870,000 Method: Private Sale Date: 09/12/2020

Property Type: House Land Size: 493 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



