

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

10 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,130,000 Property Type House Suburb Montmorency

Period - From 01/04/2021 to 30/06/2021 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	25 Alexander St MONTMORENCY 3094	\$1,050,000	01/08/2021
2	57 Astley St MONTMORENCY 3094	\$1,005,000	24/05/2021
3	60 Belmont Cr MONTMORENCY 3094	\$950,000	06/07/2021

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.~~

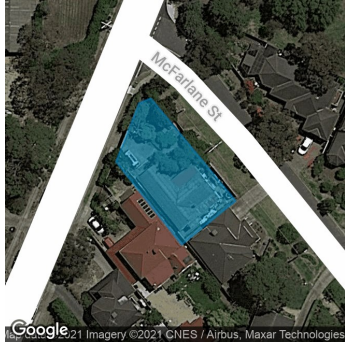
This Statement of Information was prepared on:

13/10/2021 14:36

10 Mountain View Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 1

Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2021: \$1,130,000

Comparable Properties



25 Alexander St MONTMORENCY 3094 (REI) **Agent Comments**

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Price: \$1,050,000
Method: Private Sale
Date: 01/08/2021
Property Type: House
Land Size: 418 sqm approx



57 Astley St MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,005,000
Method: Private Sale
Date: 24/05/2021
Property Type: House (Res)
Land Size: 647 sqm approx



60 Belmont Cr MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$950,000
Method: Private Sale
Date: 06/07/2021
Property Type: House
Land Size: 430 sqm approx

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



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