

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

183a Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price

\$912,500

Property Type

Townhouse

Suburb

Montmorency

Period - From

25/08/2022

to

24/08/2023

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	1/320 Main Rd LOWER PLENTY 3093	\$759,000	28/06/2023
2	2/8-10 Fernside Av BRIAR HILL 3088	\$730,000	10/07/2023
3	2/7 Graeme Av MONTMORENCY 3094	\$715,000	16/08/2023

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:

25/08/2023 15:34

183a Grand Boulevard, Montmorency Vic 3094

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$700,000 - \$750,000

Median Townhouse Price

25/08/2022 - 24/08/2023: \$912,500



2 1 1

Property Type: Townhouse
(Single)

Land Size: 421 sqm approx

Agent Comments

Comparable Properties



1/320 Main Rd LOWER PLENTY 3093 (REI/VG) **Agent Comments**

2 1 2

Price: \$759,000

Method: Private Sale

Date: 28/06/2023

Property Type: House (Res)

Land Size: 254 sqm approx



2/8-10 Fernside Av BRIAR HILL 3088 (REI) **Agent Comments**

2 1 1

Price: \$730,000

Method: Private Sale

Date: 10/07/2023

Property Type: Unit



2/7 Graeme Av MONTMORENCY 3094 (REI) **Agent Comments**

2 1 1

Price: \$715,000

Method: Private Sale

Date: 16/08/2023

Property Type: Unit

Land Size: 155 sqm approx

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



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