

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 Alexander Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Montmorency

Period - From 01/07/2021

to

30/09/2021

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	1/17 Davey Rd MONTMORENCY 3094	\$1,354,000	15/10/2021
2	2/19 Panorama Av LOWER PLENTY 3093	\$1,250,000	21/09/2021
3	2/73 Airlie Rd MONTMORENCY 3094	\$1,225,000	18/08/2021

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:

08/11/2021 15:50

1/17 Alexander Street, Montmorency Vic 3094

**Jellis
Craig**

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



3 2 2

Property Type: House
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
September quarter 2021: \$1,190,000

Comparable Properties



1/17 Davey Rd MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,354,000
Method: Private Sale
Date: 15/10/2021
Property Type: House
Land Size: 404 sqm approx



2/19 Panorama Av LOWER PLENTY 3093 (REI)

Agent Comments

4 3 2

Price: \$1,250,000
Method: Private Sale
Date: 21/09/2021
Property Type: Townhouse (Single)
Land Size: 304 sqm approx



2/73 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$1,225,000
Method: Private Sale
Date: 18/08/2021
Property Type: Townhouse (Single)
Land Size: 264 sqm approx

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



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