

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

2/5 Sackville Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$1,113,250

Property Type House

Suburb Montmorency

Period - From 01/01/2023

to 31/12/2023

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	2/42 Para Rd MONTMORENCY 3094	\$950,000	23/12/2023
2	2/2 Aanensen Ct MONTMORENCY 3094	\$870,000	30/11/2023
3	2/26 Nokes Ct MONTMORENCY 3094	\$847,000	14/12/2023

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:

22/02/2024 16:44

2/5 Sackville Street, Montmorency Vic 3094

**Jellis
Craig**

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



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$860,000 - \$940,000

Median House Price

Year ending December 2023: \$1,113,250

Comparable Properties



2/42 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/12/2023

Property Type: House

Land Size: 234 sqm approx



2/2 Aanensen Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 1

Price: \$870,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 356 sqm approx



2/26 Nokes Ct MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$847,000

Method: Private Sale

Date: 14/12/2023

Property Type: Unit

Land Size: 252 sqm approx

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



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