

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

1/8 Mccarthy Grove, Montmorency Vic 3094

Indicative selling price

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

Range between \$840,000

&

\$880,000

Median sale price

Median price \$970,000

Property Type Townhouse

Suburb Montmorency

Period - From 09/08/2021

to

08/08/2022

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	1/15 Paton St MONTMORENCY 3094	\$837,500	16/05/2022
2	15 Monarch Ridg LOWER PLENTY 3093	\$820,000	06/04/2022
3			

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:

09/08/2022 11:41



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median Townhouse Price

09/08/2021 - 08/08/2022: \$970,000

Comparable Properties



1/15 Paton St MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$837,500

Method: Private Sale

Date: 16/05/2022

Property Type: Townhouse (Single)

Land Size: 230 sqm approx



**15 Monarch Ridg LOWER PLENTY 3093
(REI/VG)**

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 06/04/2022

Property Type: Townhouse (Single)

Land Size: 362 sqm approx

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.

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