

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

3/19 Karingal Drive, Montmorency Vic 3094

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$962,000

Property Type Townhouse

Suburb Montmorency

Period - From 12/09/2023

to

11/09/2024

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	6d Dobson Rd MONTMORENCY 3094	\$845,000	16/08/2024
2	3/11 Springfield St BRIAR HILL 3088	\$867,000	20/07/2024
3	1/22 Railway Rd BRIAR HILL 3088	\$900,000	17/04/2024

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:

12/09/2024 12:00

3/19 Karingal Drive, Montmorency Vic 3094

**Jellis
Craig**

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



3 2 2

Property Type: Townhouse (Res)

Land Size: 223 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

12/09/2023 - 11/09/2024: \$962,000

Comparable Properties



6d Dobson Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$845,000

Method: Private Sale

Date: 16/08/2024

Property Type: Townhouse (Single)

Land Size: 260 sqm approx



3/11 Springfield St BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$867,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Unit



1/22 Railway Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 17/04/2024

Rooms: 4

Property Type: Unit

Land Size: 317 sqm approx

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



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