

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

60 Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Montmorency

Period - From

01/10/2021

to

31/12/2021

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	4 Echuca Rd GREENSBOROUGH 3088	\$1,491,000	26/10/2021
2	21 Lincoln Dr LOWER PLENTY 3093	\$1,473,000	01/10/2021
3	30 Pine Av BRIAR HILL 3088	\$1,400,000	25/09/2021

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:

25/02/2022 12:54

60 Looker Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent

0438 054 993

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Property Type: House
Land Size: 914 sqm approx
Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2021: \$1,255,000

Comparable Properties



4 Echuca Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,491,000
Method: Sold Before Auction
Date: 26/10/2021
Property Type: House (Res)
Land Size: 651 sqm approx



21 Lincoln Dr LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$1,473,000
Method: Auction Sale
Date: 01/10/2021
Property Type: House (Res)
Land Size: 790 sqm approx



30 Pine Av BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 25/09/2021
Property Type: House
Land Size: 944 sqm approx

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



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