

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

3/12 Davey Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2022

to

31/03/2023

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	12/174 Elder St GREENSBOROUGH 3088	\$831,000	16/03/2023
2	4/9 Dobson Rd MONTMORENCY 3094	\$810,000	21/01/2023
3	2/14 Meadow Cr MONTMORENCY 3094	\$771,000	23/02/2023

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:

28/04/2023 10:43

3/12 Davey Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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3 2 2

Property Type: Unit
Land Size: 240sqm sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
Year ending March 2023: \$810,000

Comparable Properties



12/174 Elder St GREENSBOROUGH 3088 (REI) **Agent Comments**

3 2 2

Price: \$831,000
Method: Private Sale
Date: 16/03/2023
Property Type: Townhouse (Single)
Land Size: 270 sqm approx

Different location and a new build but similar sized floorplan,



4/9 Dobson Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$810,000
Method: Private Sale
Date: 21/01/2023
Rooms: 5
Property Type: Unit
Land Size: 236 sqm approx

Montmorency address, Own street frontage at Dobson Road but Davey Road is closer to Were St & Train station



2/14 Meadow Cr MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 1 2

Price: \$771,000
Method: Private Sale
Date: 23/02/2023
Property Type: Unit
Land Size: 205 sqm approx

Similar size but lacking the second bathroom that Davey Road has

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



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