

# 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

59 Lilicur Road, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$851,500

Property Type House

Suburb Montmorency

Period - From 01/10/2018

to 30/09/2019

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	27a Wattle Av MONTMORENCY 3094	\$1,335,000	16/11/2019
2			
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:

29/11/2019 14:48

59 Lilicur Road, Montmorency Vic 3094

**Jellis  
Craig**

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



 4  3  2

**Property Type:** House (Res)

**Land Size:** 831 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending September 2019: \$851,500

## Comparable Properties



**27a Wattle Av MONTMORENCY 3094 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 534 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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.