



Nick Dinakis
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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

9 Nokes Court, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$858,125

House

X

Unit

Suburb Montmorency

Period - From 01/04/2017

to

30/06/2017

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		
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.



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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2017: \$858,125



4 2 2

Rooms:

Property Type: House

Land Size: 975 sqm approx

Agent Comments

Comparable Properties



30 Astley St MONTMORENCY 3094 (REI)

Agent Comments

4 2 1

Price: \$1,050,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 973 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.