

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

7 Wellington Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,035,000

Property Type House

Suburb Montmorency

Period - From 01/10/2022

to 31/12/2022

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	11 Olympic Av MONTMORENCY 3094	\$1,227,000	20/01/2023
2	18 Mcfarlane St MONTMORENCY 3094	\$1,200,000	12/11/2022
3	6 Calrossie Av MONTMORENCY 3094	\$1,155,000	17/12/2022

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:

20/03/2023 12:13

7 Wellington Street, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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scottnugent@jellisrcraig.com.au



3 1 0

Property Type: House
Land Size: 755 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2022: \$1,035,000

Comparable Properties



11 Olympic Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 4

Price: \$1,227,000
Method: Private Sale
Date: 20/01/2023
Property Type: House
Land Size: 868 sqm approx



18 McFarlane St MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$1,200,000
Method: Private Sale
Date: 12/11/2022
Property Type: Land (Res)
Land Size: 708 sqm approx



6 Calrossie Av MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$1,155,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 963 sqm approx

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



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