

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

341 Main Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$1,140,000

Property Type House

Suburb Montmorency

Period - From 01/01/2021

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	32a Baldwin Av MONTMORENCY 3094	\$760,000	27/01/2022
2	22 Cressy St MONTMORENCY 3094	\$760,000	21/01/2022
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:

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341 Main Road, Montmorency Vic 3094

**Jellis
Craig**

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



Property Type: Land
Land Size: 407 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending December 2021: \$1,140,000

Comparable Properties



**32a Baldwin Av MONTMORENCY 3094
(REI/VG)**

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 27/01/2022
Property Type: House
Land Size: 223 sqm approx

22 Cressy St MONTMORENCY 3094 (VG)

Agent Comments



Price: \$760,000
Method: Sale
Date: 21/01/2022
Property Type: House (Res)
Land Size: 298 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



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