

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

4/63 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,168,750

Property Type

House

Suburb

Montmorency

Period - From

01/10/2021

to

30/09/2022

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	1/10 Montrose St MONTMORENCY 3094	\$942,500	12/07/2022
2	2/117 Karingal Dr BRIAR HILL 3088	\$915,000	03/06/2022
3	9/185 St Helena Rd GREENSBOROUGH 3088	\$905,000	20/09/2022

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:

22/11/2022 15:20

4/63 Mountain View Road, Montmorency Vic 3094

**Jellis
Craig**

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



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending September 2022: \$1,168,750

Comparable Properties



1/10 Montrose St MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$942,500
Method: Private Sale
Date: 12/07/2022
Property Type: House
Land Size: 408 sqm approx



2/117 Karingal Dr BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 03/06/2022
Property Type: Townhouse (Single)
Land Size: 314 sqm approx



9/185 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 20/09/2022
Property Type: Townhouse (Single)
Land Size: 529 sqm approx

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



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