

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

19 Baldwin Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,035,050 Property Type House Suburb Montmorency

Period - From 01/07/2020 to 30/09/2020 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	26 Olympic Av MONTMORENCY 3094	\$881,000	29/06/2020
2	8 Myra CI MONTMORENCY 3094	\$871,000	01/07/2020
3	27 Virginia Ct MONTMORENCY 3094	\$845,000	26/06/2020

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:

17/11/2020 16:43

19 Baldwin Avenue, Montmorency Vic 3094

**Jellis
Craig**

Steve Schumann

03 9431 1222

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

September quarter 2020: \$1,035,050



 2  1  0

Property Type: House (Res)

Land Size: 819 sqm approx

Agent Comments

Comparable Properties

26 Olympic Av MONTMORENCY 3094 (REI/VG) Agent Comments

 3  2  4

Price: \$881,000

Method: Private Sale

Date: 29/06/2020

Property Type: House (Res)

Land Size: 898 sqm approx



8 Myra Cl MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$871,000

Method: Private Sale

Date: 01/07/2020

Property Type: House (Res)

Land Size: 967 sqm approx



27 Virginia Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  3

Price: \$845,000

Method: Sale by Tender

Date: 26/06/2020

Rooms: 7

Property Type: House

Land Size: 924 sqm approx

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.