

# 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

16 Astley Street, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### Median sale price

Median price

\$933,750

Property Type

House

Suburb

Montmorency

Period - From

01/01/2021

to

31/03/2021

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	22 Nell St GREENSBOROUGH 3088	\$1,121,000	27/05/2021
2	42 Sackville St MONTMORENCY 3094	\$1,119,000	27/03/2021
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:

28/05/2021 15:17

16 Astley Street, Montmorency Vic 3094

**Jellis  
Craig**

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



3 2 2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000  
**Median House Price**  
March quarter 2021: \$933,750

## Comparable Properties



**22 Nell St GREENSBOROUGH 3088 (REI)**

3 1 3

**Price:** \$1,121,000  
**Method:** Auction Sale  
**Date:** 27/05/2021  
**Property Type:** House  
**Land Size:** 600 sqm approx

**Agent Comments**

Different suburb and location but similar size block and house size selling in the current market



**42 Sackville St MONTMORENCY 3094 (REI)**

3 3 2

**Price:** \$1,119,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx

**Agent Comments**

Almost same size block, Astley St is closer to the station so potentially a better location.

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