

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

2/17 Davey Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$851,500

Property Type

House

Suburb

Montmorency

Period - From

01/10/2018

to

30/09/2019

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	1/17 Davey Rd MONTMORENCY 3094	\$1,250,000	05/12/2019
2	3 Doon Ct BRIAR HILL 3088	\$1,250,000	23/11/2019
3	11a Guymer Ct MONTMORENCY 3094	\$1,190,000	19/10/2019

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:

14/01/2020 10:26

2/17 Davey Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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 4  2  2

Property Type:
Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

Year ending September 2019: \$851,500

Comparable Properties



1/17 Davey Rd MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 05/12/2019
Property Type: Townhouse (Single)



3 Doon Ct BRIAR HILL 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 464 sqm approx



11a Guymer Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,190,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House
Land Size: 553 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.