## 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	

#### Indicative selling price

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

Single price \$900,000

### Median sale price

Median price	\$860,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/10/2019	to	31/12/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	23a Airlie Rd MONTMORENCY 3094	\$913,000	22/02/2020
2	17 Olympic Av MONTMORENCY 3094	\$905,000	20/09/2019
3			

#### OR

В\* 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:	10/03/2020 10:33



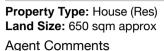


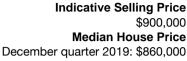
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au



Agent Comments







# Comparable Properties



23a Airlie Rd MONTMORENCY 3094 (REI)

**---** 3





Price: \$913,000 Method: Auction Sale Date: 22/02/2020

Property Type: House (Res) Land Size: 706 sqm approx

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





Price: \$905,000

Method: Sold Before Auction

Date: 20/09/2019

Property Type: House (Res) Land Size: 864 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.

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