

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

4/86 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2023

to

31/03/2023

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	2/75 Airlie Rd MONTMORENCY 3094	\$730,000	25/02/2023
2	6/27 Para Rd LOWER PLENTY 3093	\$674,000	30/11/2022
3	12/97 Rattray Rd MONTMORENCY 3094	\$660,000	10/03/2023

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.~~

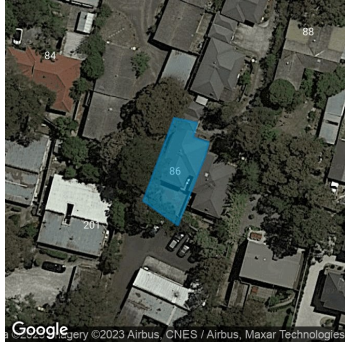
This Statement of Information was prepared on:

28/04/2023 11:07

4/86 Airlie Road, Montmorency Vic 3094

**Jellis
Craig**

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



2 1 1

Property Type: Unit
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2023: \$730,000

Comparable Properties



2/75 Airlie Rd MONTMORENCY 3094 (REI)

2 1 1

Price: \$730,000
Method: Private Sale
Date: 25/02/2023
Property Type: Unit
Land Size: 183 sqm approx

Agent Comments

Similar location but 2/75 Airlie had a renovated Kitchen, bathroom & Laundry



6/27 Para Rd LOWER PLENTY 3093 (REI/VG)

2 1 1

Price: \$674,000
Method: Private Sale
Date: 30/11/2022
Property Type: Unit
Land Size: 151 sqm approx

Agent Comments

12/97 Rattray Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: \$660,000
Method: Private Sale
Date: 10/03/2023
Property Type: Unit
Land Size: 169 sqm approx

Agent Comments

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



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