

# 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

1 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

\$895,000

### Median sale price

Median price

\$890,250

Property Type

House

Suburb

Montmorency

Period - From

01/01/2020

to

31/03/2020

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 | 50 Rattray Rd MONTMORENCY 3094 | \$895,500 | 06/03/2020   |
| 2 | 17 Mayona Rd MONTMORENCY 3094  | \$885,000 | 17/03/2020   |
| 3 | 28 Wattle Av MONTMORENCY 3094  | \$865,000 | 01/05/2020   |

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:

18/06/2020 14:20

1 Astley Street, Montmorency Vic 3094

**Jellis  
Craig**

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



3 1 2

**Property Type:** House  
**Land Size:** 586 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$895,000

**Median House Price**

March quarter 2020: \$890,250

## Comparable Properties



**50 Rattray Rd MONTMORENCY 3094 (REI/VG)** **Agent Comments**

4 1 1

**Price:** \$895,500  
**Method:** Private Sale  
**Date:** 06/03/2020  
**Property Type:** House  
**Land Size:** 649 sqm approx



**17 Mayona Rd MONTMORENCY 3094 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 17/03/2020  
**Property Type:** House  
**Land Size:** 851 sqm approx



**28 Wattle Av MONTMORENCY 3094 (REI)** **Agent Comments**

3 1 2

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 01/05/2020  
**Property Type:** House  
**Land Size:** 568 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.