

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 Wooded Way, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,226,000

Property Type House

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	17 Nokes Ct MONTMORENCY 3094	\$1,385,000	28/03/2023
2	14 Reichelt Av MONTMORENCY 3094	\$1,330,000	04/02/2023
3	60 Kirwana Gr MONTMORENCY 3094	\$1,320,000	20/03/2023

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:

19/05/2023 10:54

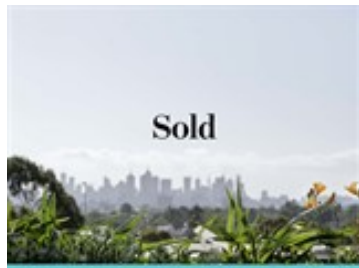


4 2 2

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2023: \$1,226,000

Comparable Properties



17 Nokes Ct MONTMORENCY 3094 (REI)

4 1 2

Price: \$1,385,000
Method: Private Sale
Date: 28/03/2023
Property Type: House
Land Size: 975 sqm approx

Agent Comments

Only the 1 bathroom but similar aged property and condition



14 Reichelt Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,330,000
Method: Auction Sale
Date: 04/02/2023
Property Type: House (Res)
Land Size: 768 sqm approx



60 Kirwana Gr MONTMORENCY 3094 (REI)

4 2 2

Price: \$1,320,000
Method: Sold Before Auction
Date: 20/03/2023
Property Type: House (Res)

Agent Comments

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