

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

2/26 Nokes Court, Montmorency Vic 3094

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2022

to

30/09/2023

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	4/66 Mountain View Rd MONTMORENCY 3094	\$851,000	21/11/2023
2	2/7 Campbell Rd BRIAR HILL 3088	\$850,000	12/10/2023
3	1/2 Robert St MONTMORENCY 3094	\$840,000	09/10/2023

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:

30/11/2023 15:10



 3  2  2

Property Type: Unit
Land Size: 252 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
Year ending September 2023: \$770,000

Comparable Properties



4/66 Mountain View Rd MONTMORENCY 3094 (REI) **Agent Comments**

 3  2  2

Price: \$851,000
Method: Private Sale
Date: 21/11/2023
Property Type: Unit
Land Size: 322 sqm approx



2/7 Campbell Rd BRIAR HILL 3088 (REI) **Agent Comments**

 3  2  1

Price: \$850,000
Method: Private Sale
Date: 12/10/2023
Rooms: 5
Property Type: Unit



1/2 Robert St MONTMORENCY 3094 (REI) **Agent Comments**

 3  1  2

Price: \$840,000
Method: Private Sale
Date: 09/10/2023
Property Type: Unit
Land Size: 308 sqm approx