

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

2/44 Sackville Street, Montmorency Vic 3094

Indicative selling price

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

Single price

\$839,000

Median sale price

Median price

\$842,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2022

to

30/06/2022

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	1/15 Paton St MONTMORENCY 3094	\$837,500	16/05/2022
2	2/17 Kett St LOWER PLENTY 3093	\$827,000	29/07/2022
3			

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:

28/09/2022 10:16

2/44 Sackville Street, Montmorency Vic 3094

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$839,000

Median Unit Price

June quarter 2022: \$842,000



3 1 2

Property Type: Unit

Land Size: 497 sqm approx

Agent Comments

Comparable Properties



1/15 Paton St MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$837,500

Method: Private Sale

Date: 16/05/2022

Property Type: Townhouse (Single)

Land Size: 230 sqm approx



2/17 Kett St LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$827,000

Method: Private Sale

Date: 29/07/2022

Property Type: Townhouse (Single)

Land Size: 246 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.

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



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