

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 Price Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$920,000

&

\$1,000,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Montmorency

Period - From 01/07/2021

to

30/09/2021

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	49 Gladstone Rd BRIAR HILL 3088	\$985,000	12/06/2021
2	60 Belmont Cr MONTMORENCY 3094	\$950,000	06/07/2021
3	10 Kelvin Av MONTMORENCY 3094	\$940,000	19/05/2021

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:

09/11/2021 19:50

1 Price Avenue, Montmorency Vic 3094

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$920,000 - \$1,000,000

Median House Price

September quarter 2021: \$1,190,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



49 Gladstone Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$985,000

Method: Auction Sale

Date: 12/06/2021

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx



60 Belmont Cr MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 06/07/2021

Property Type: House

Land Size: 430 sqm approx



10 Kelvin Av MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 19/05/2021

Property Type: Townhouse (Single)

Land Size: 239 sqm approx

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



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