

# 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

3 Marshall Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,400,000

&

\$2,500,000

### 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	36 Old Lower Plenty Rd, Viewbank, Vic 3084, Australia	\$2,525,000	19/10/2021
2	34 Old Lower Plenty Rd VIEWBANK 3084	\$2,450,000	11/10/2021
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:

01/11/2021 06:44



 4  3  3

**Rooms:** 7

**Property Type:** House

**Land Size:** 764 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

September quarter 2021: \$1,190,000

## Comparable Properties

**36 Old Lower Plenty Rd, Viewbank, Vic 3084, Australia (REI)**

**Agent Comments**

 4  2  3

**Price:** \$2,525,000

**Method:**

**Date:** 19/10/2021

**Property Type:** House



**34 Old Lower Plenty Rd VIEWBANK 3084 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 11/10/2021

**Property Type:** House

**Land Size:** 1327 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