

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

60 Belmont Crescent, Montmorency Vic 3094

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$933,750

Property Type

House

Suburb

Montmorency

Period - From

01/01/2021

to

31/03/2021

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	10 Kelvin Av MONTMORENCY 3094	\$940,000	19/05/2021
2	6a Kirwana Gr MONTMORENCY 3094	\$915,000	18/03/2021
3	1/16 Meadow Cr MONTMORENCY 3094	\$937,500	27/02/2021

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.~~

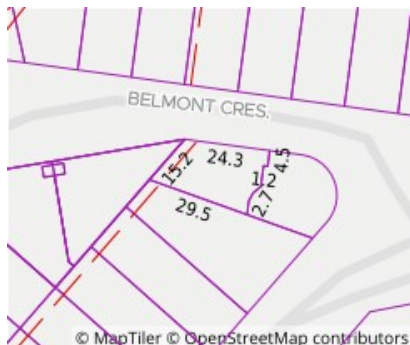
This Statement of Information was prepared on:

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60 Belmont Crescent, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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3 2 2

Property Type: House
Land Size: 438 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
March quarter 2021: \$933,750

Comparable Properties



10 Kelvin Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 1

Price: \$940,000
Method: Private Sale
Date: 19/05/2021
Property Type: Townhouse (Single)
Land Size: 239 sqm approx



6a Kirwana Gr MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 -

Price: \$915,000
Method: Private Sale
Date: 18/03/2021
Property Type: House (Res)
Land Size: 429 sqm approx



1/16 Meadow Cr MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$937,500
Method: Private Sale
Date: 27/02/2021
Property Type: House
Land Size: 410 sqm approx

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