

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

18/2 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price

\$770,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2023

to

31/12/2023

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 | 13/98 Main Rd LOWER PLENTY 3093 | \$590,000 | 14/11/2023 |
| 2 | 3/189 Main Rd LOWER PLENTY 3093 | \$543,000 | 02/03/2024 |
| 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:

08/04/2024 15:19

18/2 Grand Boulevard, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



2 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending December 2023: \$770,500

Comparable Properties



13/98 Main Rd LOWER PLENTY 3093 (REI/VG) **Agent Comments**

2 2 1

Price: \$590,000
Method: Private Sale
Date: 14/11/2023
Property Type: Townhouse (Single)



3/189 Main Rd LOWER PLENTY 3093 (REI) **Agent Comments**

2 1 1

Price: \$543,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

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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