

# 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

2/75 Airlie Road, 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 \$650,000 & \$700,000

### Median sale price

Median price \$837,500

Property Type Unit

Suburb Montmorency

Period - From 01/01/2022

to 31/12/2022

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 | 2/22 Panorama Av LOWER PLENTY 3093 | \$676,000 | 07/12/2022   |
| 2 | 6/27 Para Rd LOWER PLENTY 3093     | \$674,000 | 30/11/2022   |
| 3 | 5/3 Campbell Rd BRIAR HILL 3088    | \$665,000 | 20/09/2022   |

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:

16/02/2023 10:09

2/75 Airlie Road, Montmorency Vic 3094

**Jellis  
Craig**

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



2 1 1

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending December 2022: \$837,500

## Comparable Properties



**2/22 Panorama Av LOWER PLENTY 3093 (REI)** **Agent Comments**

2 1 3

**Price:** \$676,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2022  
**Property Type:** House (Res)



**6/27 Para Rd LOWER PLENTY 3093 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$674,000  
**Method:** Private Sale  
**Date:** 30/11/2022  
**Property Type:** Unit  
**Land Size:** 151 sqm approx



**5/3 Campbell Rd BRIAR HILL 3088 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 20/09/2022  
**Rooms:** 4  
**Property Type:** Unit

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



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