

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

8 Olympic Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,100,000

Property Type House

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	4 Flint St ELTHAM 3095	\$1,270,000	07/12/2022
2	45 Cressy St MONTMORENCY 3094	\$1,250,000	18/10/2022
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:

17/01/2023 09:48

8 Olympic Avenue, Montmorency Vic 3094

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2022: \$1,100,000



5 2 2

Property Type: House (Res)

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



4 Flint St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,270,000

Method: Private Sale

Date: 07/12/2022

Property Type: House

Land Size: 918 sqm approx



45 Cressy St MONTMORENCY 3094 (REI)

Agent Comments

5 2 2

Price: \$1,250,000

Method: Private Sale

Date: 18/10/2022

Property Type: House

Land Size: 773 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



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