

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

19 Sackville Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$1,168,750

Property Type

House

Suburb

Montmorency

Period - From

01/10/2021

to

30/09/2022

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	2/44 Sackville St MONTMORENCY 3094	\$830,000	05/10/2022
2	2/85 Rattray Rd MONTMORENCY 3094	\$810,000	21/09/2022
3	14 Dobson Rd MONTMORENCY 3094	\$800,000	27/10/2022

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:

18/11/2022 09:33

19 Sackville Street, Montmorency Vic 3094

**Jellis
Craig**

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



3 1 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median House Price
Year ending September 2022: \$1,168,750

Comparable Properties



2/44 Sackville St MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$830,000
Method: Private Sale
Date: 05/10/2022
Property Type: Unit
Land Size: 497 sqm approx



2/85 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$810,000
Method: Private Sale
Date: 21/09/2022
Rooms: 5
Property Type: House (Res)



14 Dobson Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$800,000
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 290 sqm approx

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



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