

# 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 Mcfarlane Street, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,289,000

### 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	26 Hume St GREENSBOROUGH 3088	\$1,305,000	26/06/2022
2	13 Marshall Av MONTMORENCY 3094	\$1,200,000	02/07/2022
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:

26/10/2022 12:04

18 McFarlane Street, Montmorency Vic 3094

**Jellis  
Craig**

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



3 1 1

**Property Type:** House  
**Land Size:** 708 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,289,000  
**Median House Price**  
Year ending September 2022: \$1,168,750

## Comparable Properties



**26 Hume St GREENSBOROUGH 3088 (REI)**

4 2 2

**Price:** \$1,305,000  
**Method:** Private Sale  
**Date:** 26/06/2022  
**Property Type:** House (Res)  
**Land Size:** 1937 sqm approx

**Agent Comments**

Hume Street is larger in size although less appealing location.



**13 Marshall Av MONTMORENCY 3094 (REI)**

4 2 3

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 02/07/2022  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx

**Agent Comments**

Less land in a less appealing location.

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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