## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	3/1 Wilson Avenue, Montmorency Vic 3094
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$770,000	&	\$800,000
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### Median sale price

Median price	\$725,500	Pro	perty Type	Unit		Suburb	Montmorency
Period - From	01/01/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	9B Dobson Rd MONTMORENCY 3094	\$810,000	26/03/2021
2	81 Para Rd MONTMORENCY 3094	\$810,000	27/02/2021
3	3/1 Wilson Av MONTMORENCY 3094	\$700,000	23/11/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

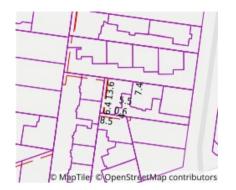
This Statement of Information was prepared on:	12/04/2021 13:50





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**Indicative Selling Price** \$770,000 - \$800,000 **Median Unit Price** Year ending December 2020: \$725,500



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

# Comparable Properties



#### 9B Dobson Rd MONTMORENCY 3094 (REI)





Price: \$810,000 Method: Private Sale Date: 26/03/2021

Property Type: Townhouse (Single) Land Size: 183 sqm approx

**Agent Comments** 

Higher quality in a less appealing location



#### 81 Para Rd MONTMORENCY 3094 (REI)







Agent Comments

Higher quality in a less appealing location

Price: \$810,000 Method: Auction Sale Date: 27/02/2021

Property Type: House (Res) Land Size: 537 sqm approx

3/1 Wilson Av MONTMORENCY 3094 (VG)





Agent Comments

Previously sold although market has improved since sale.

Price: \$700.000 Method: Sale Date: 23/11/2020

Property Type: Flat/Unit/Apartment (Res)

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



