

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

1/15 Paton Street, Montmorency Vic 3094

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$970,000

Property Type Townhouse

Suburb Montmorency

Period - From 13/05/2021

to 12/05/2022

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	2/15 Paton St MONTMORENCY 3094	\$850,000	07/05/2022
2	1/28 Baldwin Av MONTMORENCY 3094	\$842,000	09/04/2022
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:

13/05/2022 13:29

1/15 Paton Street, Montmorency Vic 3094

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$845,000

Median Townhouse Price

13/05/2021 - 12/05/2022: \$970,000



3 1 1

Property Type: Townhouse
(Single)

Land Size: 230 sqm approx

Agent Comments

Comparable Properties



2/15 Paton St MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$850,000

Method: Private Sale

Date: 07/05/2022

Property Type: Unit

Land Size: 250 sqm approx



1/28 Baldwin Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$842,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit

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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