

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

156 Rattray Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$890,000

&

\$970,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Montmorency

Period - From

01/10/2022

to

30/09/2023

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	79 Para Rd MONTMORENCY 3094	\$990,000	29/07/2023
2	127 Sherbourne Rd MONTMORENCY 3094	\$990,000	16/06/2023
3	11 Lorraine Dr BRIAR HILL 3088	\$925,000	15/09/2023

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:

20/10/2023 13:13

156 Rattray Road, Montmorency Vic 3094

**Jellis
Craig**

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



4 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$890,000 - \$970,000

Median House Price

Year ending September 2023: \$1,070,000

Comparable Properties



79 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 4

Price: \$990,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 783 sqm approx



127 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$990,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 822 sqm approx



11 Lorraine Dr BRIAR HILL 3088 (REI)

Agent Comments

4 1 4

Price: \$925,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 1111 sqm approx

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



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