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

3/10 Wellington Street, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$750,000					
Median sale p	rice									
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Montmorency		
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/43 Edwards St LOWER PLENTY 3093	\$750,000	31/01/2025
2	5/200 Sherbourne Rd MONTMORENCY 3094	\$705,000	15/11/2024
3	4/53 Looker Rd MONTMORENCY 3094	\$737,500	26/10/2024

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:

20/02/2025 15:58





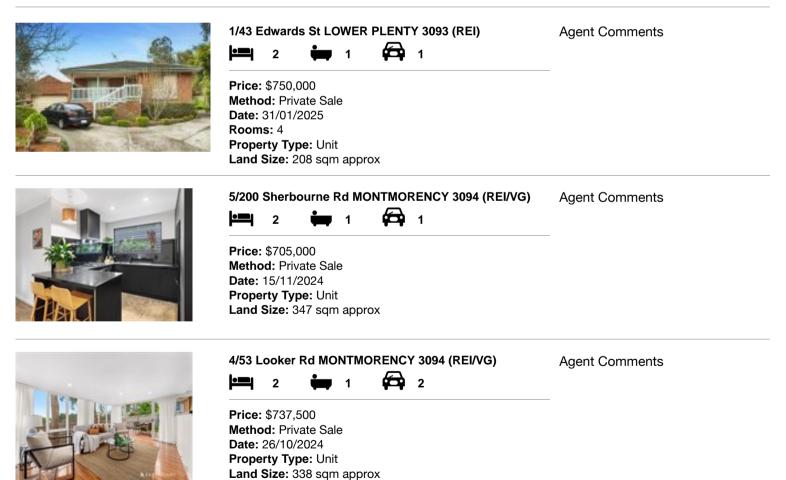
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: Unit Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price Year ending December 2024: \$750,000

Comparable Properties



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



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