

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

10 Nokes Court, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Montmorency

Period - From 01/04/2024 to 30/06/2024 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	22 Wooded Way MONTMORENCY 3094	\$1,205,000	23/03/2024
2			
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.

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Property Type: House
Land Size: 895 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2024: \$1,150,000

Comparable Properties



22 Wooded Way MONTMORENCY 3094 (VG) [Agent Comments](#)

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Price: \$1,205,000
Method: Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 2150 sqm approx

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.