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	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Montmorency
Period - From	01/04/2024	to	30/06/2024		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 sixmonths 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	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.

This Statement of Information was prepared on:

16/08/2024 11:46





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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



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.

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

propertydata



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