Daniel Leibowitz 03 9432 2544 0428 812 636

daniel@darrenjones.com.au

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

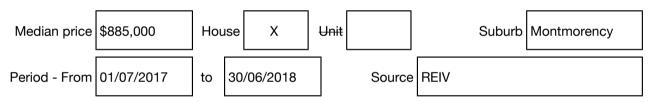
20 Belmont Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between	\$750,000	&	\$810,000

Median sale price



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	7 Looker Rd MONTMORENCY 3094	\$808,000	10/05/2018
2	403 Main Rd MONTMORENCY 3094	\$780,000	22/06/2018
3	2 Station Rd MONTMORENCY 3094	\$765,000	22/04/2018

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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

20 Belmont Crescent, Montmorency Vic 3094

Darren Jones





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 695 sqm approx Agent Comments Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Indicative Selling Price \$750,000 - \$810,000 Median House Price Year ending June 2018: \$885,000

Comparable Properties

7 Looker Rd MONTMORENCY 3094 (REI/VG) Image: 1 Image: 1 Price: \$808,000 Method: Sold Before Auction Date: 10/05/2018 Rooms: 5 Property Type: House (Res) Land Size: 572 sqm approx	Agent Comments
403 Main Rd MONTMORENCY 3094 (REI/VG) → 3 → 1 → - Price: \$780,000 Method: Private Sale Date: 22/06/2018 Rooms: - Property Type: House Land Size: 763 sqm approx	Agent Comments
2 Station Rd MONTMORENCY 3094 (REI) 3 1 1 1 Price: \$765,000 Method: Private Sale Date: 22/04/2018 Rooms: 6 Property Type: House (Res) Land Size: 537 sqm approx	Agent Comments

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