

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

25 Alexander Street, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,130,000

Property Type

House

Suburb

Montmorency

Period - From

01/04/2021

to

30/06/2021

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	31a Beaconsfield Rd BRIAR HILL 3088	\$1,011,000	29/05/2021
2	57 Astley St MONTMORENCY 3094	\$1,005,000	24/05/2021
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:

12/08/2021 09:32

25 Alexander Street, Montmorency Vic 3094

**Jellis
Craig**

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



3 1 0

Property Type: House (Res)
Land Size: 418 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

June quarter 2021: \$1,130,000

Comparable Properties



31a Beaconsfield Rd BRIAR HILL 3088 (REI)

Agent Comments

3 1 2

Price: \$1,011,000
Method: Sold Before Auction
Date: 29/05/2021
Property Type: House (Res)
Land Size: 509 sqm approx



57 Astley St MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,005,000
Method: Private Sale
Date: 24/05/2021
Property Type: House (Res)
Land Size: 647 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



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