

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

4 Alexander Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,168,750

Property Type House

Suburb Montmorency

Period - From 01/10/2021

to 30/09/2022

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	85 Para Rd MONTMORENCY 3094	\$1,152,000	28/05/2022
2	23 Glenauburn Rd LOWER PLENTY 3093	\$1,085,000	28/06/2022
3	1/5 Graeme Av MONTMORENCY 3094	\$1,080,000	27/08/2022

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:

09/11/2022 13:17

4 Alexander Street, Montmorency Vic 3094

**Jellis
Craig**

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



3 2 2

Property Type: House
Land Size: 673 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending September 2022: \$1,168,750

Comparable Properties



85 Para Rd MONTMORENCY 3094 (REI/VG)

4 2 3

Price: \$1,152,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments

One less bedroom, but block of land is bigger at Alexander St, also a quieter location



23 Glenauburn Rd LOWER PLENTY 3093 (REI/VG)

3 2 1

Price: \$1,085,000
Method: Private Sale
Date: 28/06/2022
Property Type: House
Land Size: 425 sqm approx

Agent Comments

Similar size house but bigger block of land at Alexander St



1/5 Graeme Av MONTMORENCY 3094 (REI)

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 27/08/2022
Property Type: House
Land Size: 359 sqm approx

Agent Comments

Similar sized house but bigger block of land at Alexander Street

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



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