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

7 Mayona Road, Montmorency Vic 3094

Indicative selling price

Period - From 01/10/2018

For the meaning	of this price see	e consumer.vic.go	ov.au/underquoting		
Single pric	e \$829,000				
Median sale p	rice				
Median price	\$851,500	Property Type	House	Suburb	Montmorency

Comparable property sales (*Delete A or B below as applicable)

to

30/09/2019

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.

Source REIV

Ad	dress of comparable property	Price	Date of sale
1	81 Mountain View Rd MONTMORENCY 3094	\$900,000	02/11/2019
2	16 Wattle Av MONTMORENCY 3094	\$850,000	20/07/2019
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:

25/11/2019 14:13





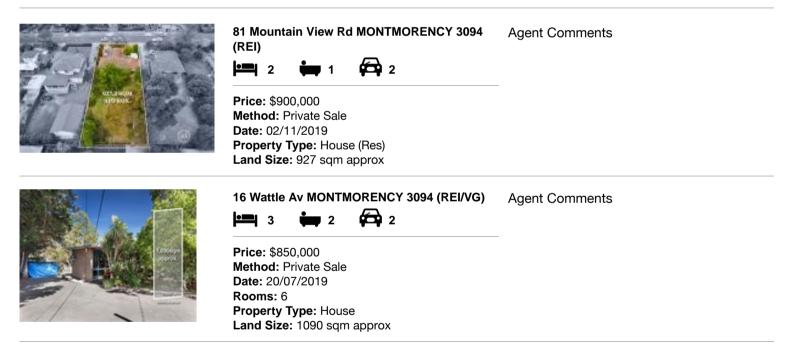
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House (Res) Agent Comments Indicative Selling Price \$829,000 Median House Price Year ending September 2019: \$851,500

Comparable Properties



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



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.