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

59 Sackville Street, Montmorency Vic 3094

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	ו \$1,050,000		&		\$1,150,000			
Median sale price								
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Montmorency
Period - From	01/01/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	62 Mountain View Rd MONTMORENCY 3094	\$1,125,000	01/02/2025
2	1 Mcfarlane St MONTMORENCY 3094	\$1,100,000	01/12/2024
3	16 Grand Blvd MONTMORENCY 3094	\$1,080,000	03/10/2024

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:

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Property Type: House **Land Size:** 755 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending December 2024: \$1,150,000

Comparable Properties

62 Mountain View Rd MONTMORENCY 3094 (REI) 3 2 2 2 Price: \$1,125,000 Method: Auction Sale Date: 01/02/2025 Property Type: House Land Size: 475 sqm approx	Agent Comments
1 Mcfarlane St MONTMORENCY 3094 (REI/VG) → 3 → 2 → 3 Price: \$1,100,000 Method: Sold After Auction Date: 01/12/2024 Property Type: House (Res) Land Size: 432 sqm approx	Agent Comments
16 Grand Blvd MONTMORENCY 3094 (REI/VG) 3 2 2 1 Price: \$1,080,000 Method: Private Sale Date: 03/10/2024 Property Type: House Land Size: 697 sqm approx	Agent Comments

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



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