

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

3 Karingal Drive, Montmorency Vic 3094

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$890,250

Property Type House

Suburb Montmorency

Period - From 01/01/2020

to 31/03/2020

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	217 St Helena Rd GREENSBOROUGH 3088	\$885,000	17/03/2020
2	125 Sherbourne Rd MONTMORENCY 3094	\$857,000	22/02/2020
3	28 Parklands Av BRIAR HILL 3088	\$800,000	31/01/2020

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:

05/06/2020 10:05

3 Karingal Drive, Montmorency Vic 3094

**Jellis
Craig**

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



Property Type: House
Land Size: 981 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
March quarter 2020: \$890,250

Comparable Properties



217 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 17/03/2020
Property Type: House
Land Size: 650 sqm approx



125 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$857,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 1748 sqm approx



28 Parklands Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 31/01/2020
Rooms: 5
Property Type: House
Land Size: 976 sqm approx

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.