

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

14 Nokes Court, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Montmorency

Period - From 01/10/2021

to 31/12/2021

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	6 Cheverton Rd LOWER PLENTY 3093	\$1,200,000	23/11/2021
2	8 Turner St BRIAR HILL 3088	\$1,150,500	12/12/2021
3	21 Looker Rd MONTMORENCY 3094	\$1,126,000	18/12/2021

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:

27/01/2022 16:32

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Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

December quarter 2021: \$1,255,000



Rooms: 6

Property Type: House

Land Size: 897.93m2 sqm approx

Agent Comments

Comparable Properties



6 Cheverton Rd LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 23/11/2021

Rooms: 6

Property Type: House (Res)

Land Size: 778 sqm approx



8 Turner St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,150,500

Method: Auction Sale

Date: 12/12/2021

Property Type: House (Res)

Land Size: 900.40 sqm approx



21 Looker Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,126,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 919 sqm approx

Account - Barry Plant | P: (03) 9431 1243