

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

2/22 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$876,000

Property Type Townhouse

Suburb Montmorency

Period - From 08/09/2022

to

07/09/2023

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	2/73 Cressy St MONTMORENCY 3094	\$1,235,000	14/03/2023
2			
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:

08/09/2023 11:35

2/22 Grand Boulevard, Montmorency Vic 3094

**Jellis
Craig**

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



 4  3  2

Property Type: Townhouse
Land Size: 268 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
08/09/2022 - 07/09/2023: \$876,000

Comparable Properties



2/73 Cressy St MONTMORENCY 3094 (REI)

Agent Comments

 4  3  2

Price: \$1,235,000
Method: Private Sale
Date: 14/03/2023
Property Type: Townhouse (Single)

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



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