

# 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

26a Coventry Street, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Montmorency

Period - From 01/01/2024 to 31/03/2024 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	1/5 Glengarriff Cr MONTMORENCY 3094	\$1,422,000	27/04/2024
2	34 Looker Rd MONTMORENCY 3094	\$1,400,000	04/04/2024
3	44 Reichelt Av MONTMORENCY 3094	\$1,310,000	06/03/2024

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:

29/04/2024 14:35

26a Coventry Street, Montmorency Vic 3094

**Jellis  
Craig**

Scott Nugent

0438 054 993

scottnugent@jellisrcraig.com.au



3 2 2

**Property Type:** House

**Land Size:** 467 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2024: \$1,180,000

## Comparable Properties



**1/5 Glengarriff Cr MONTMORENCY 3094 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,422,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 331 sqm approx

Similar style/era however Glengarriff offers a mostly single level property and closer proximity to train station



**34 Looker Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** House

**Land Size:** 792 sqm approx

Similar location/proximity to Train station, Looker Road did offer a bigger block but Coventry St is a newer build



**44 Reichelt Av MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** House (Res)

**Land Size:** 515 sqm approx

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



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