Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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	3/75 Airlie Road, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$750,000	Pro	perty Type Un	it		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.

Address of comparable property

1	5/200 Sherbourne Rd MONTMORENCY 3094	\$705,000	15/11/2024
2	4/53 Looker Rd MONTMORENCY 3094	\$737,500	26/10/2024
3	2/75 Airlie Rd MONTMORENCY 3094	\$750,000	15/10/2024

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:	27/02/2025 09:50
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Date of sale



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





Property Type: Unit **Agent Comments**

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** Year ending December 2024: \$750,000

Comparable Properties



5/200 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

Price: \$705,000 Method: Private Sale Date: 15/11/2024 **Property Type:** Unit

Land Size: 347 sqm approx

4/53 Looker Rd MONTMORENCY 3094 (REI/VG)

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Agent Comments

Price: \$737,500 Method: Private Sale Date: 26/10/2024 Property Type: Unit

Land Size: 338 sqm approx



2/75 Airlie Rd MONTMORENCY 3094 (REI/VG)

Price: \$750,000 Method: Private Sale Date: 15/10/2024 Property Type: Unit





Agent Comments

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





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