

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

405 Main Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Montmorency

Period - From 01/07/2021

to 30/06/2022

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	37 Para Rd MONTMORENCY 3094	\$895,500	18/08/2022
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:

06/10/2022 10:47

405 Main Road, Montmorency Vic 3094

**Jellis
Craig**

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



 3  1  2

Rooms: 6
Property Type: House
Land Size: 760 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending June 2022: \$1,182,500

Comparable Properties



37 Para Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

 4  2  1

Price: \$895,500
Method: Private Sale
Date: 18/08/2022
Rooms: 7
Property Type: House (Res)
Land Size: 865 sqm approx

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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