

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

2/98 Mountain View Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/04/2022

to

31/03/2023

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	4/9 Dobson Rd MONTMORENCY 3094	\$810,000	21/01/2023
2	1/19 Fernside Av BRIAR HILL 3088	\$795,000	10/03/2023
3	5/38 Alma St LOWER PLENTY 3093	\$765,000	06/05/2023

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:

25/05/2023 10:19

2/98 Mountain View Road, Montmorency Vic 3094

**Jellis
Craig**

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



3 2 1

Property Type: Townhouse
Land Size: 119sqm sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
Year ending March 2023: \$810,000

Comparable Properties



4/9 Dobson Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$810,000
Method: Private Sale
Date: 21/01/2023
Rooms: 5
Property Type: Unit
Land Size: 236 sqm approx



1/19 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$795,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 226 sqm approx



5/38 Alma St LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$765,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit
Land Size: 386 sqm approx

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



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