

# 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

9 Helwig Avenue, Montmorency Vic 3094

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2022

to

31/12/2022

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 | 86 Grand Blvd MONTMORENCY 3094  | \$1,230,000 | 22/10/2022   |
| 2 | 4 Alexander St MONTMORENCY 3094 | \$1,147,000 | 05/12/2022   |
| 3 | 14 Helwig Av MONTMORENCY 3094   | \$1,100,000 | 29/10/2022   |

**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:

30/01/2023 12:43

9 Helwig Avenue, Montmorency Vic 3094

**Jellis  
Craig**

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



4 2 2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending December 2022: \$1,100,000

## Comparable Properties



**86 Grand Blvd MONTMORENCY 3094 (REI/VG)** **Agent Comments**

5 2 5

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 22/10/2022  
**Property Type:** House  
**Land Size:** 1214 sqm approx

Similar sized house, (car accomm at Grand Boulevard slightly bigger). Land size also larger at Grand Boulevard



**4 Alexander St MONTMORENCY 3094 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,147,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** House  
**Land Size:** 673 sqm approx

Similar size block of land however the house at Helwig is much bigger



**14 Helwig Av MONTMORENCY 3094 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 29/10/2022  
**Property Type:** House  
**Land Size:** 729 sqm approx

Same street location, 9 Helwig house is larger and offers more living space. Land size here is slightly smaller

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



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