

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

1/50 Airlie Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$725,500

Property Type Unit

Suburb Montmorency

Period - From 01/01/2020

to 31/12/2020

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	1/13 Rattray Rd MONTMORENCY 3094	\$947,000	21/12/2020
2	1/113 Rattray Rd MONTMORENCY 3094	\$916,000	13/11/2020
3	2/9a Wilson Av MONTMORENCY 3094	\$902,000	19/10/2020

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.~~

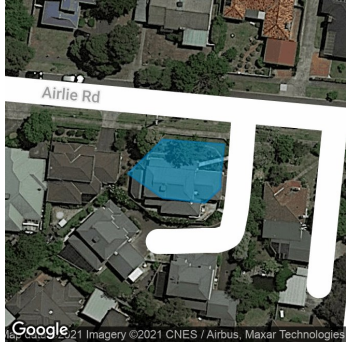
This Statement of Information was prepared on:

03/02/2021 15:58

1/50 Airlie Road, Montmorency Vic 3094

**Jellis
Craig**

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



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending December 2020: \$725,500

Comparable Properties



1/13 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$947,000

Method: Auction Sale

Date: 21/12/2020

Property Type: House (Res)

Land Size: 474 sqm approx



1/113 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

Overall similar sized home

3 2 2

Price: \$916,000

Method: Private Sale

Date: 13/11/2020

Property Type: Townhouse (Single)



2/9a Wilson Av MONTMORENCY 3094 (REI)

Agent Comments

Both part of inactive owners corp

3 2 2

Price: \$902,000

Method: Private Sale

Date: 19/10/2020

Property Type: House

Land Size: 450 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.