Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$725,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	2/18 Graeme Av MONTMORENCY 3094	\$682,000	26/11/2020
2	2/12 Riverview Rd MONTMORENCY 3094	\$602,000	10/01/2021
3	2/84 Sherbourne Rd MONTMORENCY 3094	\$587,000	05/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/02/2021 10:40





Indicative Selling Price

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

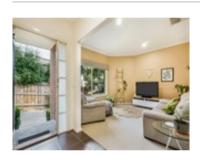


Property Type: Unit Land Size: 273 sqm approx **Agent Comments**

\$600,000 - \$660,000 **Median Unit Price**

Year ending December 2020: \$725,500

Comparable Properties



2/18 Graeme Av MONTMORENCY 3094

(REI/VG) **--** 2

Price: \$682,000

Method: Sold Before Auction

Date: 26/11/2020 Property Type: Unit **Agent Comments**



2/12 Riverview Rd MONTMORENCY 3094 (REI) Agent Comments

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Price: \$602,000 Method: Private Sale Date: 10/01/2021 Property Type: Unit

Similar size home, 82 Sherbourne offers a lot more land area and updated internally



2/84 Sherbourne Rd MONTMORENCY 3094

(REI/VG)

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Price: \$587.000 Method: Private Sale Date: 05/11/2020 Property Type: Unit Land Size: 148 sqm approx

Agent Comments

Similar location, however 82 Sherbourne offers a much bigger land size and updated unit internally.

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



