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	2/73 Airlie Road, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
---------------------------	---	-------------

Median sale price

Median price	\$1,130,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/04/2021	to	30/06/2021		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	4 Alma St LOWER PLENTY 3093	\$1,220,000	01/04/2021
2	7 Pedersen Way MONTMORENCY 3094	\$1,125,000	17/03/2021
3	6/17 Elmo Rd MONTMORENCY 3094	\$1,220,000	13/03/2021

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:	04/08/2021 09:04





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









Property Type: Townhouse

Land Size: 264 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** June guarter 2021: \$1,130,000

Comparable Properties



4 Alma St LOWER PLENTY 3093 (REI/VG)





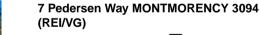


Agent Comments

Additional bedroom in a less appealing location.

Price: \$1,220,000 Method: Private Sale Date: 01/04/2021 Rooms: 8

Property Type: House (Res) Land Size: 495 sqm approx

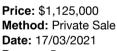






Agent Comments

On its own title although lower quality build/renovations.



Rooms: 5

Property Type: House (Res) Land Size: 701 sqm approx



6/17 Elmo Rd MONTMORENCY 3094 (REI/VG)









Agent Comments

Additional bedroom in a less appealing location

Price: \$1,220,000 Method: Auction Sale Date: 13/03/2021

Rooms: 6 Property Type: House (Res)

Land Size: 743 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.