

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

1/23 Wilson Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$738,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2019

to

30/09/2020

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	7 Orr La MONTMORENCY 3094	\$742,500	04/11/2020
2	2/25-27 Hoban Av MONTMORENCY 3094	\$730,500	05/11/2020
3			

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:

22/12/2020 14:25

1/23 Wilson Avenue, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending September 2020: \$738,000

Comparable Properties



7 Orr La MONTMORENCY 3094 (REI)

Agent Comments

2 1 3

Price: \$742,500
Method: Private Sale
Date: 04/11/2020
Property Type: House (Res)



2/25-27 Hoban Av MONTMORENCY 3094 (REI) **Agent Comments**

2 1 2

Price: \$730,500
Method: Private Sale
Date: 05/11/2020
Property Type: Unit
Land Size: 288 sqm approx

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.

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.