

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

3 Pedersen Way, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Montmorency

Period - From

01/04/2021

to

31/03/2022

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	12 Aanensen Ct MONTMORENCY 3094	\$1,640,000	13/12/2021
2	15 Kinnear Ct MONTMORENCY 3094	\$1,606,000	18/12/2021
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:

17/05/2022 13:14

3 Pedersen Way, Montmorency Vic 3094

**Jellis
Craig**

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



4 2 3

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price

\$1,600,000

Median House Price

Year ending March 2022: \$1,182,500

Comparable Properties



12 Aanensen Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 3

Price: \$1,640,000
Method: Auction Sale
Date: 13/12/2021
Property Type: House (Res)
Land Size: 842 sqm approx



15 Kinnear Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

5 3 3

Price: \$1,606,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 969 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



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