Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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 \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/04/2024	to	30/06/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4 Orr La MONTMORENCY 3094	\$1,060,000	06/05/2024
2	53 Cressy St MONTMORENCY 3094	\$1,100,000	14/04/2024
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:	23/08/2024 09:47



Date of sale



Indicative Selling Price

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



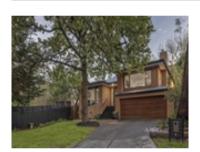


Property Type: House Land Size: 350 sqm approx **Agent Comments**

\$1,000,000 - \$1,100,000 **Median House Price**

June quarter 2024: \$1,150,000

Comparable Properties



4 Orr La MONTMORENCY 3094 (REI/VG)

Price: \$1,060,000 Method: Private Sale Date: 06/05/2024 Property Type: House

Land Size: 385 sqm approx

Agent Comments



53 Cressy St MONTMORENCY 3094 (REI/VG)



Price: \$1,100,000 Method: Private Sale Date: 14/04/2024 Property Type: House Land Size: 1339 sqm approx Agent Comments

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.

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