## 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	1/21 Alexander Street, Montmorency Vic 3094
Including suburb and	•
postcode	

#### Indicative selling price

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

Single price \$990,000

#### Median sale price

Median price	\$1,182,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	30 Binns St MONTMORENCY 3094	\$1,010,000	09/03/2022
2	28 Beattie St MONTMORENCY 3094	\$990,000	16/12/2021
3	226 Rattray Rd MONTMORENCY 3094	\$970,000	13/04/2022

#### OR

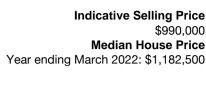
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/05/2022 15:55





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# Property Type: House Land Size: 419 sgm appro

Land Size: 419 sqm approx

Agent Comments

# Comparable Properties



30 Binns St MONTMORENCY 3094 (REI)

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Agent Comments
Closer to Were Street

Agent Comments

Price: \$1,010,000 Method: Private Sale Date: 09/03/2022 Property Type: House Land Size: 685 sqm approx



28 Beattie St MONTMORENCY 3094 (REI/VG)

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**2** 

Price: \$990,000 Method: Auction Sale Date: 16/12/2021

**Property Type:** House (Res) **Land Size:** 544 sqm approx



226 Rattray Rd MONTMORENCY 3094 (REI)

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**6** 

Agent Comments

Less appealing location.

Price: \$970,000 Method: Auction Sale Date: 13/04/2022

Property Type: Townhouse (Res) Land Size: 388 sqm approx

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



