

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

1/21 Alexander Street, Montmorency Vic 3094

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

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	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 comparable properties 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

1/21 Alexander Street, Montmorency Vic 3094

**Jellis
Craig**

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



 3  1  1

Property Type: House
Land Size: 419 sqm approx
Agent Comments

Indicative Selling Price
\$990,000

Median House Price
Year ending March 2022: \$1,182,500

Comparable Properties



30 Binns St MONTMORENCY 3094 (REI)

 3  1  2

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

Agent Comments

Closer to Were Street



28 Beattie St MONTMORENCY 3094 (REI/VG)

 3  1  2

Price: \$990,000
Method: Auction Sale
Date: 16/12/2021
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments



226 Rattray Rd MONTMORENCY 3094 (REI)

 3  2  2

Price: \$970,000
Method: Auction Sale
Date: 13/04/2022
Property Type: Townhouse (Res)
Land Size: 388 sqm approx

Agent Comments

Less appealing location.

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



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