

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

3/1 Graeme Avenue, Montmorency Vic 3094

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2022

to

30/09/2023

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	2/24 Station Rd MONTMORENCY 3094	\$780,000	05/08/2023
2	2/74 Mountain View Rd MONTMORENCY 3094	\$762,500	01/09/2023
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:

14/11/2023 14:04

3/1 Graeme Avenue, Montmorency Vic 3094

**Jellis
Craig**

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



3 1 2

Property Type: Unit
Land Size: 218 sqm approx
Agent Comments

Indicative Selling Price
\$780,000

Median Unit Price
Year ending September 2023: \$770,000

Comparable Properties



2/24 Station Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$780,000
Method: Private Sale
Date: 05/08/2023
Property Type: House



2/74 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$762,500
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 485 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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