

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

1/5 Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$839,000

Property Type

House

Suburb

Montmorency

Period - From

01/07/2019

to

30/09/2019

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	1/106 Para Rd MONTMORENCY 3094	\$765,000	07/10/2019
2	113 Para Rd MONTMORENCY 3094	\$745,500	13/07/2019
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:

31/10/2019 10:01

1/5 Looker Road, Montmorency Vic 3094

**Jellis
Craig**

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



3 1 2

Property Type: House (Res)

Land Size: 429 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

September quarter 2019: \$839,000

Comparable Properties



1/106 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$765,000

Method: Auction Sale

Date: 07/10/2019

Property Type: Unit

Land Size: 505 sqm approx



113 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 1 -

Price: \$745,500

Method: Auction Sale

Date: 13/07/2019

Property Type: House (Res)

Land Size: 550 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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.