

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

2/15 Paton Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Montmorency

Period - From

20/04/2021

to

19/04/2022

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	2/39 Kelvin Av MONTMORENCY 3094	\$815,400	12/03/2022
2	3/6 Railway Rd BRIAR HILL 3088	\$810,000	20/01/2022
3	107 Sackville St MONTMORENCY 3094	\$800,000	21/02/2022

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:

20/04/2022 09:26

2/15 Paton Street, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent

0438 054 993

scottnugent@jellisrcraig.com.au



 3  1  1

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

20/04/2021 - 19/04/2022: \$800,000

Comparable Properties



2/39 Kelvin Av MONTMORENCY 3094 (REI)

Agent Comments

 3  1  1

Price: \$815,400

Method: Private Sale

Date: 12/03/2022

Property Type: Unit

Land Size: 167 sqm approx



3/6 Railway Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$810,000

Method: Private Sale

Date: 20/01/2022

Rooms: 5

Property Type: Unit

Land Size: 306 sqm approx



107 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

 3  1  2

Price: \$800,000

Method: Private Sale

Date: 21/02/2022

Property Type: Townhouse (Single)

Land Size: 406 sqm approx

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



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