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

1/12 Station Road, Montmorency Vic 3094

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$860,000		&		\$940,000			
Median sale pr	ice							
Median price	\$957,500	Pro	operty Type	Tow	nhouse		Suburb	Montmorency
Period - From	11/04/2023	to	10/04/2024		Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	2/154 Sherbourne Rd MONTMORENCY 3094	\$945,000	14/03/2024
2	3/88 Para Rd MONTMORENCY 3094	\$860,000	01/03/2024
3	2/26 Nokes Ct MONTMORENCY 3094	\$847,000	14/12/2023

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:

11/04/2024 14:30





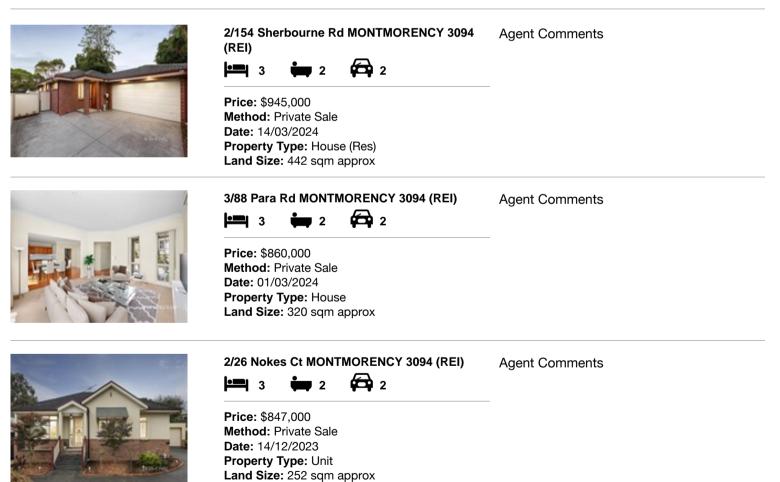
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: Townhouse **Land Size:** 215 sqm approx Agent Comments Indicative Selling Price \$860,000 - \$940,000 Median Townhouse Price 11/04/2023 - 10/04/2024: \$957,500

Comparable Properties



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



propertydata

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