## 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





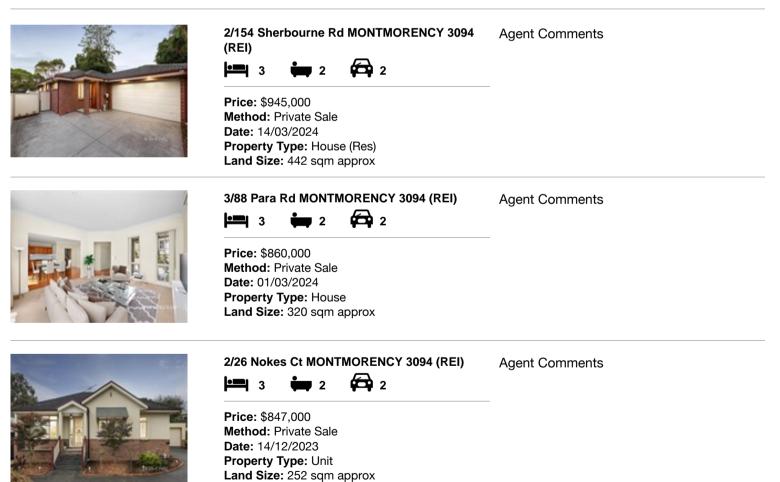
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





**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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