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

16 Lilicur Road, Montmorency Vic 3094

Indicative selling price

For the meaning	of this price see	cons	umer.vic.gc	v.au	/underquo	ting		
Range betweer	\$880,000		&		\$940,000			
Median sale p	rice							
Median price	\$1,113,250	Property Type Hou		se		Suburb	Montmorency	
Period - From	01/01/2023	to	31/12/2023		So	urce	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	60 Karingal Dr ELTHAM NORTH 3095	\$930,000	13/12/2023
2	33 Mayona Rd MONTMORENCY 3094	\$899,000	23/01/2024
3	113 Para Rd MONTMORENCY 3094	\$885,000	05/10/2023

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:

08/02/2024 11:20





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





Property Type: House **Land Size:** 506 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$940,000 Median House Price Year ending December 2023: \$1,113,250

Comparable Properties



60 Karingal Dr ELTHAM NORTH 3095 (REI)



Price: \$930,000 Method: Private Sale Date: 13/12/2023 Property Type: House (Res) Land Size: 1569 sqm approx

33 Mayona Rd MONTMORENCY 3094 (REI) Agent Comments

Agent Comments



HERRITS

Price: \$899,000 Method: Private Sale Date: 23/01/2024 Property Type: House Land Size: 807 sqm approx



113 Para Rd MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$885,000

Method: Private Sale Date: 05/10/2023 Property Type: House Land Size: 546 sqm approx

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



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.