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

18/2 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$540,000		&		\$590,000				
Median sale p	rice								
Median price	\$770,500	Pro	operty Type	Unit			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.

Ado	dress of comparable property	Price	Date of sale
1	6/200 Sherbourne Rd MONTMORENCY 3094	\$610,000	24/10/2023
2	3/139 Old Para Ct MONTMORENCY 3094	\$595,000	23/01/2024
3	5/27 Para Rd LOWER PLENTY 3093	\$592,000	20/12/2023

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:

07/03/2024 13:30





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





Property Type: Unit Agent Comments Indicative Selling Price \$540,000 - \$590,000 Median Unit Price Year ending December 2023: \$770,500

Comparable Properties



6/200 Sherbourne Rd MONTMORENCY 3094 Agent Comments (REI/VG)



Price: \$610,000 Method: Private Sale Date: 24/10/2023 Property Type: Unit



3/139 Old Para Ct MONTMORENCY 3094 (REI) Agent Comments



Price: \$595,000 Method: Private Sale Date: 23/01/2024 Property Type: Unit Land Size: 120 sqm approx



5/27 Para Rd LOWER PLENTY 3093 (REI/VG) Agent Comments



Price: \$592,000 Method: Private Sale Date: 20/12/2023 Rooms: 3 Property Type: Unit

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



propertydata

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