## 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

2/158 Rattray Road, Montmorency Vic 3094

#### Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au	/underquot	ting		
Range betweer	n \$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$1,100,000	Prop	perty Type	Hou	ise		Suburb	Montmorency
Period - From	01/04/2023	to 3	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	4/42 Para Rd MONTMORENCY 3094	\$878,000	15/11/2023
2	2/2 Aanensen Ct MONTMORENCY 3094	\$870,000	30/11/2023
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:

18/04/2024 16:09





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





**Property Type:** House Land Size: 377 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median House Price Year ending March 2024: \$1,100,000

# **Comparable Properties**



4/42 Para Rd MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$878,000 Method: Private Sale Date: 15/11/2023 Property Type: House Land Size: 241 sqm approx



2/2 Aanensen Ct MONTMORENCY 3094 (REI/VG) 3 2 3 1 Agent Comments



Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 356 sqm approx

Price: \$870,000

2/26 Nokes Ct MONTMORENCY 3094 (REI)



Agent Comments

Price: \$847,000 Method: Private Sale Date: 14/12/2023 Property Type: Unit Land Size: 252 sqm approx

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





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