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

3/23 Calrossie Avenue, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$740,000		&		\$790,000				
Median sale price									
Median price	\$788,500	Pro	operty Type	Unit			Suburb	Montmorency	
Period - From	26/04/2023	to	25/04/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	5/1 Campbell Rd BRIAR HILL 3088	\$815,000	12/04/2024
2	3/7 Alexander St MONTMORENCY 3094	\$800,000	23/12/2023
3	3/1 Graeme Av MONTMORENCY 3094	\$770,000	17/11/2023

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.

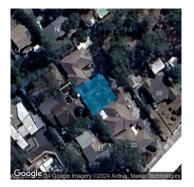
This Statement of Information was prepared on:

26/04/2024 11:47





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





Property Type: Unit Land Size: 182 sqm approx Agent Comments Indicative Selling Price \$740,000 - \$790,000 Median Unit Price 26/04/2023 - 25/04/2024: \$788,500

Comparable Properties

5/1 Campbell Rd BRIAR HILL 3088 (REI) 3 1 2 1 Price: \$815,000 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 330 sqm approx	Agent Comments
3/7 Alexander St MONTMORENCY 3094 (REI/VG) 3 1 2 2 Price: \$800,000 Method: Private Sale Date: 23/12/2023 Property Type: Unit Land Size: 235 sqm approx	Agent Comments
3/1 Graeme Av MONTMORENCY 3094 (REI/VG) 3 1 2 Price: \$770,000 Method: Private Sale Date: 17/11/2023 Property Type: Unit Land Size: 218 sqm approx	Agent Comments

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



propertydata

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