#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	43 Lilicur Road, Montmorency Vic 3094
Including suburb and	•
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,070,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/10/2022	to	30/09/2023		Source	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.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	22 Price Av MONTMORENCY 3094	\$1,120,000	06/11/2023
2	22 Calrossie Av MONTMORENCY 3094	\$1,040,000	23/09/2023
3	66 Gladstone Rd BRIAR HILL 3088	\$998,000	22/10/2023

#### 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:	18/12/2023 12:14



Date of sale



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





Property Type: House Land Size: 887 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** Year ending September 2023: \$1,070,000

## Comparable Properties



22 Price Av MONTMORENCY 3094 (REI)





Price: \$1,120,000 Method: Private Sale Date: 06/11/2023 Property Type: House Land Size: 882 sqm approx **Agent Comments** 



22 Calrossie Av MONTMORENCY 3094

(REI/VG)





Price: \$1,040,000 Method: Private Sale Date: 23/09/2023 Property Type: House Land Size: 635 sqm approx Agent Comments



66 Gladstone Rd BRIAR HILL 3088 (REI)



Price: \$998,000 Method: Private Sale Date: 22/10/2023 Property Type: House Land Size: 1454 sqm approx Agent Comments

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





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