

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

			Sec	tion 4/F	AF Of ti	ne Estate	Agents A	ACt 1980
Property offered for	or sale							
Addre Including suburb ar postcod	nd	Avenue, Montr	norency '	Vic 3094				
Indicative selling p	price							
For the meaning of th	nis price see cons	sumer.vic.gov.a	au/under	quoting				
Range between \$1	&	\$1,1	00,000					
Median sale price								
Median price \$640	0,000 Hot	use	Unit	Х		Suburb	Montmor	ency
Period - From 01/0	01/2018 to	31/12/2018		Source	REIV			
Comparable prope	erty sales (*De	lete A or B be	elow as	applical	ble)			
	e three propertie the estate agent sale.							
Address of comparable property					F	Price	Date	of sale
1								
2								
3								
OR								
<b>B</b> * The estate a	gent or agent's r	epresentative r	easonab	ly believe:	s that fe	ewer than t	hree com	oarable

properties were sold within two kilometres of the property for sale in the last six months.





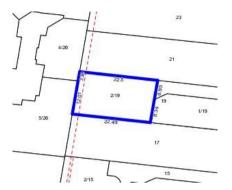
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Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

**Indicative Selling Price** \$1,050,000 - \$1,100,000 **Median Unit Price** Year ending December 2018: \$640,000





## Comparable Properties



3/73 Airlie Rd MONTMORENCY 3094 (REI/VG)

Price: \$1,140,000 Method: Private Sale Date: 10/01/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 316 sqm approx



1/27 Beaconsfield Rd BRIAR HILL 3088 (REI)

**6** 

Price: \$1,070,000 Method: Auction Sale Date: 24/11/2018 Rooms: 5

Property Type: House (Res)

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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two kilometres of the property for sale in the last six months.





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**Agent Comments**