

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 1/37 Airlie Road, Montmorency Vic 3094 Including suburb and postcode

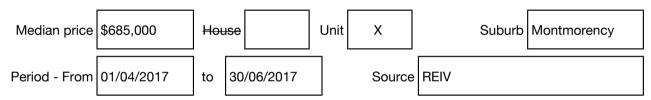
Indicative selling price

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

Range between \$720,000

&

Median sale price



\$780.000

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		Price	Date of sale
1	3/10 Main Rd LOWER PLENTY 3093	\$785,000	26/07/2017
2	2/19 Karingal Dr MONTMORENCY 3094	\$752,000	20/04/2017
3	2/126a Para Rd MONTMORENCY 3094	\$752,000	29/07/2017

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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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





Rooms: Property Type: Townhouse Agent Comments Indicative Selling Price \$720,000 - \$780,000 Median Unit Price June quarter 2017: \$685,000

Comparable Properties



3/10 Main Rd LOWER PLENTY 3093 (REI)



Price: \$785,000 Method: Private Sale Date: 26/07/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 192 sqm approx Agent Comments



2/19 Karingal Dr MONTMORENCY 3094 (REI)

Agent Comments

Agent Comments



Price: \$752,000 Method: Expression of Interest Date: 20/04/2017 Rooms: 7 Property Type: Townhouse (Single)



2/126a Para Rd MONTMORENCY 3094 (REI)



Price: \$752,000 Method: Auction Sale Date: 29/07/2017 Rooms: 5 Property Type: House (Res)

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