

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offered for sale										
Including subu		5/58b Looker Road, Montmorency Vic 3094								
Indicative selli	ng price									
For the meaning	of this price s	ee con	sumer.vic.gov.au	ı/underqı	uoting					
Range between	\$575,000		&	\$630,0	000					
Median sale price										
Median price	\$654,500	Hou	use	Unit	Х		Suburb	Montmorency		
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	5/96 Para Rd MONTMORENCY 3094	\$625,000	12/05/2018
2	2/9 Elizabeth St MONTMORENCY 3094	\$625,000	19/04/2018
3	3/32 Rattray Rd MONTMORENCY 3094	\$610,000	14/04/2018

#### 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



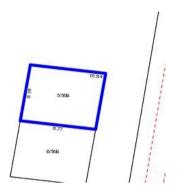


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Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

**Indicative Selling Price** \$575,000 - \$630,000 **Median Unit Price** Year ending March 2018: \$654,500



## Rooms: Property Type: Flat

**Agent Comments** 

### Comparable Properties



5/96 Para Rd MONTMORENCY 3094 (REI)

Price: \$625,000 Method: Private Sale Date: 12/05/2018

Rooms: -

Property Type: Unit

Land Size: 221 sqm approx

**Agent Comments** 



2/9 Elizabeth St MONTMORENCY 3094 (REI)

**-**2



Price: \$625,000 Method: Private Sale Date: 19/04/2018

Rooms: -

Property Type: Unit

Land Size: 175 sqm approx

Agent Comments



3/32 Rattray Rd MONTMORENCY 3094 (REI)





Price: \$610,000 Method: Auction Sale Date: 14/04/2018 Rooms: 4

Property Type: Unit

**Agent Comments** 

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