

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

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

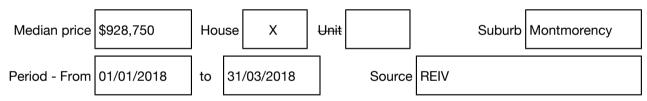
2 Mccoll Street, Montmorency Vic 3094

Indicative selling price

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

 Range between
 \$1,600,000
 &
 \$1,700,000

Median sale price



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	13 Alban St MONTMORENCY 3094	\$1,850,000	30/06/2018
2	17 Margaret Av MONTMORENCY 3094	\$1,650,000	07/06/2018
3	2/59 Looker Rd MONTMORENCY 3094	\$1,490,000	17/02/2018

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

propertydata

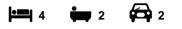
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



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Rooms: Property Type: House Land Size: 503 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price March quarter 2018: \$928,750

Comparable Properties

13 Alban St MONTMORENCY 3094 (REI) 4 2 3 Price: \$1,850,000 Method: Auction Sale Date: 30/06/2018 Rooms: 6 Property Type: House (Res) Land Size: 1120 sqm approx	Agent Comments
17 Margaret Av MONTMORENCY 3094 (REI) 4 2 2 2 Price: \$1,650,000 Method: Private Sale Date: 07/06/2018 Rooms: - Property Type: House Land Size: 1580 sqm approx	Agent Comments
2/59 Looker Rd MONTMORENCY 3094 (REI/VG) → 3 → 3 → 2 Price: \$1,490,000 Method: Auction Sale Date: 17/02/2018 Rooms: - Property Type: House (Res) Land Size: 402 sqm approx	Agent Comments

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