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	162 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between $1,330,000 & $1,430,000

Median sale price

Median price $1,150,000 Property Type House Suburb Montmorency

Period - From 01/04/2024 to 30/06/2024 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	Price	Date of sale
1	6 Helwig Av MONTMORENCY 3094	$1,450,000	13/08/2024
2	105 Sackville St MONTMORENCY 3094	$1,350,000	24/06/2024
3			

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: 08/10/2024 10:45

162 Grand Boulevard, Montmorency Vic 3094

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



4 2 2

Property Type: House
Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
$1,330,000 - $1,430,000
Median House Price
June quarter 2024: $1,150,000

Comparable Properties



6 Helwig Av MONTMORENCY 3094 (REI)

4 2 -

Price: $1,450,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 789 sqm approx

Agent Comments



105 Sackville St MONTMORENCY 3094 (REI)

4 2 2

Price: $1,350,000
Method: Private Sale
Date: 24/06/2024
Property Type: House
Land Size: 716 sqm approx

Agent Comments

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.

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