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	3 Erswell Court, Montmorency Vic 3094

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,140,000 Property Type House Suburb Montmorency

Period - From 24/01/2024 to 23/01/2025 Source Property Data

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	7 Quinn Way MONTMORENCY 3094	$1,075,000	15/01/2025
2	80 Rattray Rd MONTMORENCY 3094	$1,135,000	19/12/2024
3	12 Kylie Pl MONTMORENCY 3094	$1,150,000	02/11/2024

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: 24/01/2025 13:32

3 Erswell Court, Montmorency Vic 3094

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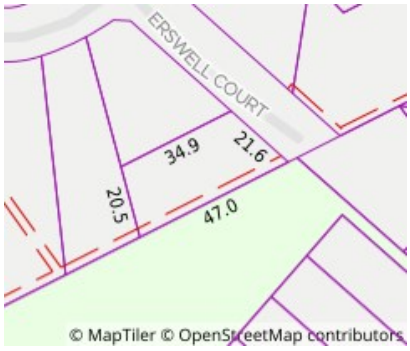

Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
24/01/2024 - 23/01/2025: $1,140,000

Comparable Properties



7 Quinn Way MONTMORENCY 3094 (REI)

4 2 2

Price: $1,075,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 714 sqm approx

Agent Comments



80 Rattray Rd MONTMORENCY 3094 (REI)

4 2 4

Price: $1,135,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 899 sqm approx

Agent Comments



12 Kylie Pl MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 981 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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