

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

5 Bridge Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	37 Buena Vista Dr MONTMORENCY 3094	\$1,300,000	06/09/2024
2	8 Deirdre Ct MONTMORENCY 3094	\$1,780,000	17/07/2024
3	18A Calrossie Av MONTMORENCY 3094	\$1,597,500	12/07/2024

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:

10/10/2024 08:50



 5  4  4

Property Type: House
Land Size: 1056 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
June quarter 2024: \$1,150,000

Comparable Properties



37 Buena Vista Dr MONTMORENCY 3094 (REI) **Agent Comments**

 5  2  2

Price: \$1,300,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 702 sqm approx



8 Deirdre Ct MONTMORENCY 3094 (REI) **Agent Comments**

 4  2  1

Price: \$1,780,000
Method: Private Sale
Date: 17/07/2024
Rooms: 8
Property Type: House (Res)
Land Size: 897 sqm approx



18A Calrossie Av MONTMORENCY 3094 (REI) **Agent Comments**

 4  2  2

Price: \$1,597,500
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 934 sqm approx

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