

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

45 Cressy Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Montmorency

Period - From

01/07/2021

to

30/06/2022

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	50 Cressy St MONTMORENCY 3094	\$1,330,000	08/07/2022
2	3 Brae Ct MONTMORENCY 3094	\$1,241,000	30/07/2022
3	17 Virginia Ct MONTMORENCY 3094	\$1,238,500	14/05/2022

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:

13/09/2022 15:41



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Property Type: House
Land Size: 773 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
Year ending June 2022: \$1,182,500

Comparable Properties



50 Cressy St MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 2 -

Price: \$1,330,000
Method: Private Sale
Date: 08/07/2022
Property Type: House
Land Size: 851 sqm approx



3 Brae Ct MONTMORENCY 3094 (REI) **Agent Comments**

4 2 4

Price: \$1,241,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 907 sqm approx



17 Virginia Ct MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,238,500
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)