



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**22 Baldwin Avenue,  
MONTMORENCY 3094**

House

3 beds

1 baths

0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$650,000 -  
\$715,000**

### Median sale price

Median **House** for **MONT MORENCY** for period **Apr 2017 - Sep 2017**  
Sourced from **Price Finder**.

**\$860,000**

### Comparable property sales

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

### Contact agents

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