

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

35 Cressy Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Montmorency

Period - From 01/07/2021

to

30/09/2021

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	13 Tahlee PI MONTMORENCY 3094	\$1,161,000	28/09/2021
2	6 Orr La MONTMORENCY 3094	\$1,093,000	24/07/2021
3	222 Rattray Rd MONTMORENCY 3094	\$1,081,000	22/09/2021

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:

27/10/2021 09:35

35 Cressy Street, Montmorency Vic 3094

**Jellis
Craig**

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



3 2 2

Property Type: House
Land Size: 745 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
September quarter 2021: \$1,190,000

Comparable Properties



13 Tahlee PI MONTMORENCY 3094 (REI)

4 2 2

Price: \$1,161,000
Method: Private Sale
Date: 28/09/2021
Property Type: House
Land Size: 862 sqm approx

Agent Comments

Similar locations being that they are both based of main road's. Tahlee although listed as a four bedroom also offered the option of it being a second living area; like Cressy St offers.



6 Orr La MONTMORENCY 3094 (REI/VG)

3 2 2

Price: \$1,093,000
Method: Auction Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

Very similar location and house size, however Cressy St is situated on a bigger block



222 Rattray Rd MONTMORENCY 3094 (REI)

3 2 2

Price: \$1,081,000
Method: Private Sale
Date: 22/09/2021
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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