

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

2/73 Cressy Street, Montmorency Vic 3094

Indicative selling price

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

Single price

\$1,235,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2022

to

31/12/2022

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	3/7 Reichelt Av MONTMORENCY 3094	\$1,240,000	01/10/2022
2			
3			

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:

14/03/2023 13:19

2/73 Cressy Street, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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 4  3  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,235,000
Median House Price
Year ending December 2022: \$1,100,000

Comparable Properties



3/7 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 258 sqm approx

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.

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



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