

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

65 Cressy Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,075,000

&

\$1,150,000

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	143 Old Eltham Rd LOWER PLENTY 3093	\$1,120,000	30/08/2024
2	25 Porter St ELTHAM 3095	\$1,075,000	24/08/2024
3	13 Sackville St MONTMORENCY 3094	\$1,199,000	16/08/2024

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:

18/09/2024 20:29



4 2 2

Rooms: 6
Property Type: House
Land Size: 817 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,150,000
Median House Price
June quarter 2024: \$1,150,000

Comparable Properties



143 Old Eltham Rd LOWER PLENTY 3093 (REI) **Agent Comments**

4 2 2

Price: \$1,120,000
Method: Private Sale
Date: 30/08/2024
Property Type: House
Land Size: 797 sqm approx



25 Porter St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 550 sqm approx



13 Sackville St MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,199,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 972 sqm approx