

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

61 Cressy Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$850,000

&

\$910,000

Median sale price

Median price \$860,000

Property Type House

Suburb Montmorency

Period - From 01/10/2019

to 31/12/2019

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	57 Sackville St MONTMORENCY 3094	\$885,000	09/11/2019
2	29 Belmont Cr MONTMORENCY 3094	\$860,000	17/10/2019
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:

24/03/2020 10:27



 3  2  0

Property Type: House (Res)

Land Size: 817 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$910,000

Median House Price

December quarter 2019: \$860,000

Comparable Properties



57 Sackville St MONTMORENCY 3094 (REI/VG) **Agent Comments**

 4  2  -

Price: \$885,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 811 sqm approx



29 Belmont Cr MONTMORENCY 3094 (REI/VG) **Agent Comments**

 4  2  2

Price: \$860,000

Method: Private Sale

Date: 17/10/2019

Property Type: House (Res)

Land Size: 853 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.