Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	45 Baldwin Avenue, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$890,000	&	\$960,000

Median sale price

Median price	\$1,168,750	Pro	perty Type	House		Suburb	Montmorency
Period - From	01/10/2021	to	30/09/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	58 Coventry St MONTMORENCY 3094	\$950,000	05/08/2022
2	5 Hibiscus Av BRIAR HILL 3088	\$950,000	06/07/2022
3	15 Bonnie Doone St BRIAR HILL 3088	\$935,000	22/10/2022

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:	15/11/2022 11:00



Date of sale









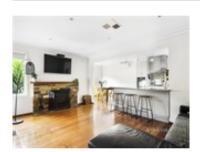


Property Type: House Land Size: 667 sqm approx **Agent Comments**

Indicative Selling Price \$890,000 - \$960,000 **Median House Price**

Year ending September 2022: \$1,168,750

Comparable Properties



58 Coventry St MONTMORENCY 3094 (REI/VG) Agent Comments

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Price: \$950,000 Method: Private Sale Date: 05/08/2022

Property Type: House (Res) Land Size: 541 sqm approx



5 Hibiscus Av BRIAR HILL 3088 (REI/VG)



Price: \$950,000 Method: Private Sale Date: 06/07/2022 Property Type: House Land Size: 794 sqm approx Agent Comments



15 Bonnie Doone St BRIAR HILL 3088 (REI)



Price: \$935.000 Method: Private Sale Date: 22/10/2022 Property Type: House Land Size: 620 sqm approx Agent Comments

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



