

# 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

45 Baldwin Avenue, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,168,750 Property 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     | Price     | 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



3 2 2

**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**

3 1 2

**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)**

**Agent Comments**

3 1 2

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



**15 Bonnie Doone St BRIAR HILL 3088 (REI)**

**Agent Comments**

4 2 -

**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 22/10/2022  
**Property Type:** House  
**Land Size:** 620 sqm approx