

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

12 Napier Crescent, Montmorency, VIC 3094

Indicative selling price

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

Range between

\$1,050,000

&

\$1,155,000

Median sale price

Median price

\$1,171,500

Property Type

House

Suburb

Montmorency

Period - From

17/06/2024

to

16/12/2024

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	12 KYLIE PLACE, MONTMORENCY	\$1,150,000	03/11/2024
2	9 KYLIE PLACE, MONTMORENCY	\$1,085,000	12/10/2024
3	65 CRESSY STREET, MONTMORENCY	\$1,115,000	06/10/2024

This Statement of Information was prepared on:

17/12/2024