

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

1/54 Cressy Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$970,000

&

\$1,060,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2022

to

30/09/2023

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	3 Terrara Ct MONTMORENCY 3094	\$1,100,000	20/05/2023
2	46 Belmont Cr MONTMORENCY 3094	\$1,060,000	16/09/2023
3	73 Reichelt Av MONTMORENCY 3094	\$1,015,000	26/09/2023

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:

03/11/2023 13:57



Property Type: Unit
Land Size: 821 sqm approx
Agent Comments

Indicative Selling Price
\$970,000 - \$1,060,000
Median Unit Price
Year ending September 2023: \$770,000

Comparable Properties



3 Terrara Ct MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$1,100,000
Method: Auction Sale
Date: 20/05/2023
Rooms: 7
Property Type: House (Res)
Land Size: 653 sqm approx



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



Price: \$1,060,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 698 sqm approx



73 Reichelt Av MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$1,015,000
Method: Private Sale
Date: 26/09/2023
Property Type: House (Res)
Land Size: 702 sqm approx