

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

18A Cressy Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$1,010,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

30/09/2021

to

29/09/2022

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	1/8 Mccarthy Gr MONTMORENCY 3094	\$875,000	08/09/2022
2	15 Monarch Ridg LOWER PLENTY 3093	\$820,000	06/04/2022
3	8/24-26 Para Rd LOWER PLENTY 3093	\$765,000	13/08/2022

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:

30/09/2022 11:54

Jason Stepanow

9842 8888

0405 159 650

jstepanow@barryplant.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

30/09/2021 - 29/09/2022: \$1,010,000



 3  1  2

Property Type: Townhouse

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



1/8 Mccarthy Gr MONTMORENCY 3094 (REI)

Agent Comments

 3  2  1

Price: \$875,000

Method: Private Sale

Date: 08/09/2022

Property Type: Townhouse (Single)



15 Monarch Ridg LOWER PLENTY 3093 (REI/VG)

Agent Comments

 3  2  2

Price: \$820,000

Method: Private Sale

Date: 06/04/2022

Property Type: Townhouse (Single)

Land Size: 362 sqm approx



8/24-26 Para Rd LOWER PLENTY 3093 (REI)

Agent Comments

 3  2  2

Price: \$765,000

Method: Private Sale

Date: 13/08/2022

Property Type: Townhouse (Single)