

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

25 Meadow Crescent, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Montmorency

Period - From 01/07/2021 to 30/09/2021 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	8 Turner St BRIAR HILL 3088	\$1,150,500	12/12/2021
2	10 Mahogany Ct GREENSBOROUGH 3088	\$1,095,000	11/12/2021
3	29 Fernside Av BRIAR HILL 3088	\$1,050,000	21/12/2021

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.~~

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 3  2  1

Rooms: 5
Property Type: House
Land Size: 708 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2021: \$1,190,000

Comparable Properties



8 Turner St BRIAR HILL 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,150,500
Method: Auction Sale
Date: 12/12/2021
Property Type: House (Res)
Land Size: 900.40 sqm approx



10 Mahogany Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$1,095,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 790 sqm approx



29 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 21/12/2021
Property Type: House
Land Size: 343 sqm approx