

# 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

16 Cressy Street, 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 \$770,000 & \$820,000

### Median sale price

Median price \$860,000 Property Type House Suburb Montmorency

Period - From 01/10/2019 to 31/12/2019 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	17 Paton St MONTMORENCY 3094	\$810,000	07/12/2019
2	72 Rattray Rd MONTMORENCY 3094	\$790,000	19/10/2019
3			

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:

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 768 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median House Price**  
December quarter 2019: \$860,000

## Comparable Properties



17 Paton St MONTMORENCY 3094 (REI/VG)

Agent Comments



**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx



72 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



**Price:** \$790,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2019  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx

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.