

# 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 44 Napier Crescent, 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 \$950,000 & \$1,040,000

### Median sale price

Median price \$1,102,000 Property Type House Suburb Montmorency

Period - From 05/06/2023 to 04/06/2024 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	15 Riverview Rd MONTMORENCY 3094	\$1,045,000	09/05/2024
2	12 Sackville St MONTMORENCY 3094	\$1,000,000	14/05/2024
3	13 Baxter St ELTHAM 3095	\$980,000	10/05/2024

**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: 05/06/2024 13:41



**Property Type:** House (Res)

**Land Size:** 929 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,040,000

**Median House Price**

05/06/2023 - 04/06/2024: \$1,102,000

## Comparable Properties



**15 Riverview Rd MONTMORENCY 3094 (REI)**



Agent Comments

Riverview Road offered an additional bathroom however was a smaller block of land, required cosmetic updating and less car accommodation

**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 09/05/2024

**Property Type:** House

**Land Size:** 747 sqm approx



**12 Sackville St MONTMORENCY 3094 (REI)**



Agent Comments

Sackville Street required more cosmetic updating

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** House (Res)

**Land Size:** 699 sqm approx



**13 Baxter St ELTHAM 3095 (REI)**



Agent Comments

Baxter Street required more cosmetic updating

**Price:** \$980,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** House

**Land Size:** 903 sqm approx

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