## 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	44 Napier Crescent, Montmorency Vic 3094
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$950,000	&	\$1,040,000

#### Median sale price

Median price	\$1,102,000	Pro	perty 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

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 comparableproperties 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





**Indicative Selling Price** 







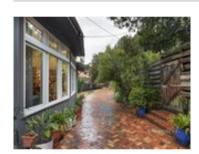


Property Type: House (Res) Land Size: 929 sqm approx **Agent Comments** 

\$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)





Price: \$1,045,000 Method: Private Sale Date: 09/05/2024 Property Type: House Land Size: 747 sqm approx Agent Comments

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



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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



