

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7A Bridge Crescent, MONTMORENCY 3094

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$750,000 - \$820,000**

### Median sale price

Median **House** for **MONT MORENCY** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$681,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3/50 Coventry Street,**  
Montmorency 3094

Price **\$835,500** Sold 07 April  
2018

**2/154 Sherbourne Road,**  
Montmorency 3094

Price **\$795,000** Sold 24  
March 2018

**3/54 Airlie Road,**  
Montmorency 3094

Price **\$767,500** Sold 16  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Plenty

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### Contact agents



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