

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Martin Court Montrose VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

*House

X

*Unit

Suburb

Montrose

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

21 The Boulevard Montrose VIC 3765	\$670,000	27-Jun-19
16 The Boulevard Montrose VIC 3765	\$675,000	09-Jul-19
481 Sheffield Road Montrose VIC 3765	\$690,000	21-Mar-19

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 6 months.~~

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21 The Boulevard Montrose VIC 3765
 4  2  2

Sold Price

\$670,000

Sold Date

27-Jun-19

Distance

1.88km

16 The Boulevard Montrose VIC 3765
 4  2  1

Sold Price

^{RS} **\$675,000**

Sold Date

09-Jul-19

Distance

1.76km

481 Sheffield Road Montrose VIC 3765
 4  2  1

Sold Price

\$690,000

Sold Date

21-Mar-19

Distance

1.37km
RS = Recent sale

UN = Undisclosed Sale

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