

Jarrold Peterson

M 0409 408 544
E jarrod@bellrealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

38 Stephen Avenue Montrose VIC 3765

 3  2  1

Indicative Selling Price

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

Range between \$620,000 & \$660,000

Median Sale Price

\$730,100 Houses in Montrose between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	49 Stradbroke Road Montrose VIC 3765	Sold Price	\$620,000	Sold Date	13-Aug-18
	 3  1  2			Distance	0.32km
	2 Kirkwood Court Montrose VIC 3765	Sold Price	\$657,500	Sold Date	26-Mar-18
	 3  2  2			Distance	1.21km
	13 Jeeves Avenue Kalorama VIC 3766	Sold Price	\$640,000	Sold Date	02-Feb-18
	 3  2  1			Distance	2.89km

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