



STATEMENT OF INFORMATION

6 WOODRIDGE CLOSE, MONTROSE

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

6 Woodridge Close 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

House

Suburb

Montrose

Period-from

01 Nov 2020

to

31 Oct 2021

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

2 Robyns Way Montrose VIC 3765	\$770,000	26-May-21
17/7 Devenish Avenue Montrose VIC 3765	\$700,000	02-Aug-21
65 Swansea Road Montrose VIC 3765	\$765,000	03-Aug-21

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.~~

This Statement of Information was prepared on: 08 November 2021



2 Robyns Way Montrose VIC 3765

Sold Price

\$770,000

Sold Date

26-May-21



3



2



2

Distance

0.19km



17/7 Devenish Avenue Montrose VIC 3765

Sold Price

\$700,000

Sold Date

02-Aug-21



3



2



2

Distance

1.09km



65 Swansea Road Montrose VIC 3765

Sold Price

\$765,000

Sold Date

03-Aug-21



3



2



2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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