

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

466 Sheffield Road, Montrose

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

\$820,000

&

\$870,000

Median sale price

Median price

\$925,125

Property type

House

Suburb

Montrose

Period - From

01/04/2022

to

31/03/2022

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	Price	Date of sale
1) 14 Foulds Court, Montrose	\$826,000	27/01/2022
2) 18 Patricia Avenue, Montrose	\$856,000	14/12/2021
3) 23 Actoal Drive, Montrose	\$870,000	18/11/2021

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 six months.~~

This Statement of Information was prepared on: **16/05/2022**