

Date: 28/06/2019

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 485-487 Sheffield Road, Montrose 3765

### Indicative selling price

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

Single price \$850,000 - \$920,000

### Median sale price

Median price \$1,010,000

House

X

Unit

Suburb  
or locality Montrose

Period - From 01/01/2019 to 31/03/2019

Source REIV

### Comparable property sales

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 |
|--------------------------------|-------------|--------------|
| 511 Sheffield Road, Montrose   | \$1,010,000 | 02/03/2019   |
| 9 Foulds Court, Montrose       | \$920,350   | 02/03/2019   |
| 21 Greenhills Avenue, Montrose | \$850,000   | 17/01/2019   |