

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

2 RENE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,000

Property type

House

Suburb

Montrose

Period-from

01 Aug 2021

to

31 Jul 2022

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

1 BELFAST ROAD MOOROOLBARK VIC 3138	\$801,000	03-Mar-22
4 BELVEDERE DRIVE MONTROSE VIC 3765	\$820,000	31-Jul-22
114 CHERYLNNE CRESCENT KILSYTH VIC 3137	\$820,000	01-Aug-22

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: 29 August 2022



1 BELFAST ROAD MOOROOLBARK VIC 3138 Sold Price **\$801,000** Sold Date **03-Mar-22**
 Distance **0.82km**
 3 1 2



4 BELVEDERE DRIVE MONTROSE VIC 3765 Sold Price ^{RS} **\$820,000** Sold Date **31-Jul-22**
 Distance **1.11km**
 3 2 -

114 CHERYLNNE CRESCENT KILSYTH VIC 3137 Sold Price
 Distance **1.23km**
 5 2 2

RS = Recent sale UN = Undisclosed Sale

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