

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 St Georges Avenue, Montrose VIC 3765

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$700,000

House ☒

Unit ☐

Suburb Montrose

Period - From 01 / 07 / 2017 to 30 / 09 / 2017

Source REIV

Comparable property sales

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. 27 Greenhills Avenue, Montrose VIC 3765	\$772,000	08 / 11 / 2017
2. 18 Currawong Road, Montrose VIC 3765	\$805,258	01 / 12 / 2017
3. 6 Summerhill Road, Montrose VIC 3765	\$820,000	10 / 07 / 2017