

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

984 MT DANDENONG TOURIST ROAD 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Mar 2023

to

29 Feb 2024

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

77 STEPHEN AVENUE MONTROSE VIC 3765

\$765,000

04-Mar-24

21 HAWKINS ROAD MONTROSE VIC 3765

\$770,000

15-Dec-23

147 YORK ROAD MONTROSE VIC 3765

\$769,000

09-Nov-23

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: 18 March 2024

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	77 STEPHEN AVENUE MONTROSE VIC 3765 <div> <div>3</div> <div>1</div> <div>2</div> </div>	Sold Price ^{RS} \$765,000 Distance 0.66km	Sold Date 04-Mar-24
	21 HAWKINS ROAD MONTROSE VIC 3765 <div> <div>3</div> <div>1</div> <div>2</div> </div>	Sold Price \$770,000 Distance 2.17km	Sold Date 15-Dec-23
	147 YORK ROAD MONTROSE VIC 3765 <div> <div>3</div> <div>2</div> <div>1</div> </div>	Sold Price \$769,000 Distance 2.32km	Sold Date 09-Nov-23
	1/12 GEOFFREY DRIVE KILSYTH VIC 3137 <div> <div>3</div> <div>1</div> <div>1</div> </div>	Sold Price ^{RS} \$790,000 Distance 2.25km	Sold Date 23-Feb-24
	6 ALMA LANE KALORAMA VIC 3766 <div> <div>3</div> <div>1</div> <div>3</div> </div>	Sold Price ^{RS} \$745,000 Distance 2.23km	Sold Date 16-Feb-24

RS = Recent sale

UN = Undisclosed Sale

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