

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

16 The Avenue, Montrose Vic 3765

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$832,000

Property Type

House

Suburb

Montrose

Period - From

23/11/2020

to

22/11/2021

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	11 Sarah Ct MONTROSE 3765	\$792,000	30/06/2021
2	65 Swansea Rd MONTROSE 3765	\$765,000	06/08/2021
3			

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:

23/11/2021 11:28



Property Type:
Divorce/Estate/Family Transfers
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
23/11/2020 - 22/11/2021: \$832,000

Comparable Properties

11 Sarah Ct MONTROSE 3765 (VG)

Agent Comments



Price: \$792,000
Method: Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 972 sqm approx



65 Swansea Rd MONTROSE 3765 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 06/08/2021
Property Type: House
Land Size: 989 sqm approx

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.

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