

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

12 The Boulevard, Montrose Vic 3765

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$740,000 Property Type House Suburb Montrose

Period - From 01/01/2020 to 31/12/2020 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	40 The Boulevard MONTROSE 3765	\$785,500	06/11/2020
2	13 Ravenswood Ct MONTROSE 3765	\$760,000	17/11/2020
3	876 Mt Dandenong Rd MONTROSE 3765	\$735,000	22/12/2020

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:

17/03/2021 10:44



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Property Type: House

Land Size: 865 sqm approx

Agent Comments

Comparable Properties

40 The Boulevard MONTROSE 3765 (VG)

Agent Comments

 4  -  -

Price: \$785,500

Method: Sale

Date: 06/11/2020

Property Type: House (Res)

Land Size: 871 sqm approx



13 Ravenswood Ct MONTROSE 3765 (VG)

Agent Comments

 4  -  -

Price: \$760,000

Method: Sale

Date: 17/11/2020

Property Type: House (Res)

Land Size: 926 sqm approx



876 Mt Dandenong Rd MONTROSE 3765 (VG)

Agent Comments

 3  -  -

Price: \$735,000

Method: Sale

Date: 22/12/2020

Property Type: House (Res)

Land Size: 909 sqm approx