

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

2/11 WARWICK 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,500

Property type

Other

Suburb

Montrose

Period-from

01 Jan 2024

to

31 Dec 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

31 BOXTREE ROAD MONTROSE VIC 3765	\$527,500	30-Apr-24
46 TAMWORTH ROAD KILSYTH VIC 3137	\$815,000	16-Jun-24
74 ZINA GROVE MOOROOLBARK VIC 3138	\$583,000	12-Oct-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.~~

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31 BOXTREE ROAD MONTROSE VIC 3765 Sold Price

\$527,500 Sold Date **30-Apr-24**

- - -

Distance **0.07km**



46 TAMWORTH ROAD KILSYTH VIC 3137 Sold Price

Sold Price

\$815,000 Sold Date **16-Jun-24**

- - -

Distance **1.94km**



74 ZINA GROVE MOOROOLBARK VIC 3138 Sold Price

Sold Price

\$583,000 Sold Date **12-Oct-23**

- - -

Distance **2.24km**

RS = Recent sale

UN = Undisclosed Sale

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