

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

1 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)

range between \$660,000 & \$720,000

Median sale price

(*Delete house or unit as applicable)

Median price \$660,000

*House X

Suburb Montrose

Period - From 01/07/17 to 31/07/17

Source Realestate.com.au

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: 53 Kerr Crescent, Montrose VIC 3765	\$667,500	08 / 05 / 17
2: 8 Gladesville Drive, Kilsyth VIC 3137	\$710,000	05 / 08 / 17
3: 7 Timberglades Road, Montrose VIC 3765	\$665,000	14 / 06 / 17