

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

481 Sheffield Road North, 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

\$710,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$747,000

*House

X

*Unit

Suburb

Montrose VIC 3765

Period - From

01-Feb-18

to

31-Jan-19

Source

CoreLogic

Comparable property sales

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. 35 Glasgow Road, Montrose VIC 3765	\$735,000	21-Nov-18
2. 7 Gum Court, Montrose VIC 3765	\$750,000	11-Sept-18
3. 12 Magnolia Grove, Montrose VIC 3765	\$740,000	08-Nov-18