

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

335 Sheffield 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 \$530,000 & \$580,000

Median sale price

Median price \$700,000 Property type HOUSE Suburb MONTROSE VIC 3765

Period - From 01 Sep 2018 to 31 Aug 2018 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 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. 1014 Mt Dandenong Tourist Road, Montrose VIC 3765	\$532,000	14-May-19
2. 1344 Mt Dandenong Tourist Road, Mt Dandenong VIC 3767	\$600,000	16-Apr-19
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: 16 September 2019