

## 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

22 Montrose Road, Montrose

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$701,000

\*House

X

\*Unit

Suburb

Montrose

Period - From

1/1/2017

to

31/3/2017

Source

REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
68 Geoffrey Drive, Kilsyth	\$1,375,000	18/3/2017

**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.