

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

20 Park 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Montrose

Period-from

01 Dec 2019

to

30 Nov 2020

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

24 Marcus Street Mount Evelyn VIC 3796	\$787,000	13-Nov-20
12 Olinda Road Mount Evelyn VIC 3796	\$730,000	14-Jul-20
12 Harrison Road Montrose VIC 3765	\$750,000	07-Nov-20

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.~~

This Statement of Information was prepared on: 15 December 2020



24 Marcus Street Mount Evelyn VIC 3796

Sold Price

^{RS}

\$787,000

Sold Date

13-Nov-20

 4  2  2

Distance

1.31km



12 Olinda Road Mount Evelyn VIC 3796

Sold Price

\$730,000

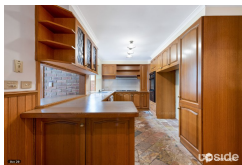
Sold Date

14-Jul-20

 3  2  2

Distance

1.37km



12 Harrison Road Montrose VIC 3765

Sold Price

\$750,000

Sold Date

07-Nov-20

 4  2  2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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