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

55 THE BOULEVARD MONTROSE VIC 3765

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$750,000	&	\$815,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$850,000 I	Property type	House	Suburb	Montrose			

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

to

01 Mar 2023

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	
21 HAWKINS ROAD MONTROSE VIC 3765	\$770,000	10-Jan-24	
77 STEPHEN AVENUE MONTROSE VIC 3765	\$765,000	04-Mar-24	
147 YORK ROAD MONTROSE VIC 3765	\$769,000	09-Nov-23	

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: 12 March 2024



Corelogic

consumer.vic.gov.au



Allan Dowdell

P 03 8761 0688

M 0412 688 560

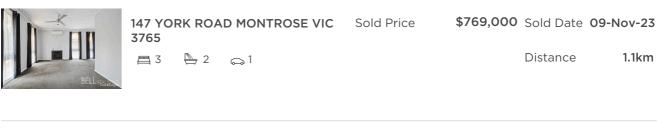
E allan@bellrealestate.com.au

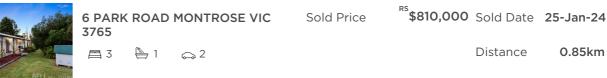


	21 HAWKINS ROAD MONTROSE VIC 3765		Sold Price	^{RS} \$770,000	Sold Date	10-Jan-24	
ofessi	昌 3	1	⇔ 2			Distance	0.94km



77 STEPHEN AVENUE MONTROSE VIC 3765		Sold Price	^{RS} \$765,000	Sold Date	04-Mar-24	
昌 3	1 🖳	ç⊒ 2			Distance	1.92km





RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.