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



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consumer.vic.gov.au



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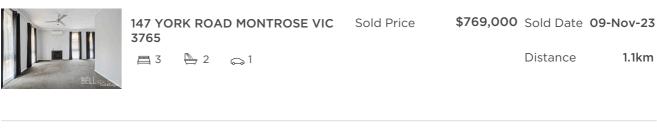
E allan@bellrealestate.com.au



	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

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