

Date: 29-03-19

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

37 The Avenue, Montrose Vic 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between or
Single price

\$660,000

&

\$695,000

Median sale price

Median price

\$757,000

House

X

Unit

Suburb
or locality

Period - From

01/10/2018

to

31/12/2018

Source

REIV

Comparable property sales

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
28 The Avenue, Montrose 3765	\$700,000	25/10/2018
39 The Boulevard, Montrose 3765	\$670,000	05/02/2019
78 Swansea Road, Montrose 3765	\$660,000	09/11/2018

OR 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.