Statement of Information Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



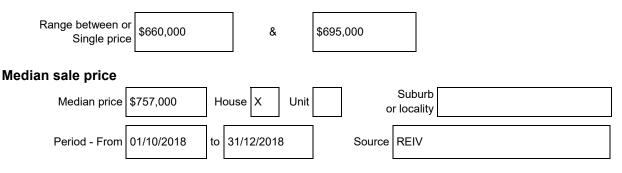
Property offered for sale

Address	
ncluding suburb and	37 The Avenue, Montrose Vic 3765
postcode	

Indicative selling price

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



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.

