

## 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

14/25-27 Canterbury Road, Montrose Vic 3765

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$539,000

#### Median sale price

Median price \$701,000

House X

Suburb Montrose

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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.