

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

19 Belvedere Drive Montrose VIC 3765

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Montrose

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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

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

16 St James Avenue Montrose VIC 3765	\$675,000	29-Apr-20
10 Wild Cherry Road Montrose VIC 3765	\$690,000	02-Jun-20
11 Summerhill Road Montrose VIC 3765	\$670,000	19-Mar-20

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.~~

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16 St James Avenue Montrose VIC 3765

Sold Price

^{RS} \$675,000 Sold Date 29-Apr-20

3
 1
 2

Distance 0.17km



10 Wild Cherry Road Montrose VIC 3765

Sold Price

^{RS} \$690,000 Sold Date 02-Jun-20

3
 2
 2

Distance 1.29km



11 Summerhill Road Montrose VIC 3765

Sold Price

\$670,000 Sold Date 19-Mar-20

3
 1
 1

Distance 1.35km

RS = Recent sale UN = Undisclosed Sale

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