

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 7/3 Claire Court, 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 \$599,950

Median sale price

Median price \$790,000

Property type House

Suburb Montrose

Period - From 01/04/2021

to

30/06/2021

Source REIV

Comparable property sales

A* 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
719 Mount Dandenong Road, Kilsyth Vic 3137	\$651,000	24/04/2021
24 Linley Court, Kilsyth Vic 3137	\$637,500	24/04/2021
15 Linley Court, Kilsyth Vic 3137	\$600,000	24/04/2021

This Statement of Information was prepared on: 13/10/2021