

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 Yeaman Road 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

*House

X

*Unit

Suburb

Montrose

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

50 The Boulevard Montrose VIC 3765	\$720,000	22-Dec-18
12 Magnolia Grove Montrose VIC 3765	\$740,000	07-Nov-18
20 Gratten Road Montrose VIC 3765	\$760,000	13-Sep-18

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 six months.~~

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50 The Boulevard Montrose VIC 3765
 4  2  2

Sold Price

\$720,000

Sold Date

22-Dec-18

Distance

1.85km

12 Magnolia Grove Montrose VIC 3765
 3  2  2

Sold Price

\$740,000

Sold Date

07-Nov-18

Distance

0.48km

20 Gratten Road Montrose VIC 3765
 3  2  2

Sold Price

\$760,000

Sold Date

13-Sep-18

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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