

Date: 1/1/19

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 39 The Boulevard, Montrose

### Indicative selling price

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

Range between \$650,000 & \$680,000

### Median sale price

Median price \$704,000 House ☒ Unit ☐ Suburb or locality Montrose

Period - From 01/06/2018 to 30/09/2018 Source REIV

### 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
26 The Boulevard, Montrose	\$599,950	7/12/18
27 Railway Road, Mount Evelyn	\$670,000	17/11/18
28 The Avenue, Montrose	\$700,000	25/10/18