

Date: May 1, 2019  
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

**466 Sheffield Road, Montrose**

### Indicative selling price

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

Single price \$599,999

or range  
between

\$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$756,500

\*House ☒

\*Unit ☐

Suburb Montrose

Period - From 01/01/2018 to 31/12/2018

Source REIV

### 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
1) 26 The Boulevard, Montrose	\$599,950	07/12/2018
2) 38 Stephen Avenue, Montrose	\$620,000	24/10/2018
3) 11 Falls Road, Kalorama	\$625,000	21/11/2018

~~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.~~