

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

1 Robyns Way, Montrose Vic 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$780,000

Median sale price

Median price \$761,250

Property Type House

Suburb Montrose

Period - From 01/01/2021

to

31/03/2021

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	10 Ravenswood Ct MONTROSE 3765	\$772,500	19/03/2021
2	27 Crestview CI MONTROSE 3765	\$745,000	10/11/2020
3	3 Smithacres Rd MONTROSE 3765	\$732,500	01/03/2021

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.~~

This Statement of Information was prepared on:

28/04/2021 09:40



Property Type:
Divorce/Estate/Family Transfers
Land Size: 503 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
March quarter 2021: \$761,250

Comparable Properties



10 Ravenswood Ct MONTROSE 3765 (REI/VG) **Agent Comments**



Price: \$772,500
Method: Private Sale
Date: 19/03/2021
Property Type: House
Land Size: 860 sqm approx



27 Crestview Ct MONTROSE 3765 (REI/VG) **Agent Comments**



Price: \$745,000
Method: Private Sale
Date: 10/11/2020
Property Type: House
Land Size: 860 sqm approx



3 Smithacres Rd MONTROSE 3765 (REI) **Agent Comments**



Price: \$732,500
Method: Private Sale
Date: 01/03/2021
Property Type: House
Land Size: 432 sqm approx