

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

5 Karabeal 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

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

*House

X

*Unit

Suburb

Montrose

Period-from

01 Jul 2018

to

30 Jun 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 6 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

18 The Boulevard Montrose VIC 3765	\$620,000	28-Mar-19
66 Stradbroke Road Montrose VIC 3765	\$670,000	31-May-19
41 Stephen Avenue Montrose VIC 3765	\$700,000	10-Apr-19

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 6 months.~~

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18 The Boulevard Montrose VIC 3765

 3  2  1

Sold Price

\$620,000

Sold Date

28-Mar-19

Distance

1.78km



66 Stradbroke Road Montrose VIC 3765

 3  2  4

Sold Price

^{RS}

\$670,000

Sold Date

31-May-19

Distance

0.18km



41 Stephen Avenue Montrose VIC 3765

 3  2  2

Sold Price

\$700,000

Sold Date

10-Apr-19

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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