

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

8 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 \$620,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$747,000 *House ☒ *Unit ☐ Suburb Montrose VIC 3765

Period - From 01 Feb-18 to 31 Jan-19 Source CoreLogic

Comparable property sales

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. 359 Sheffield Road, Montrose VIC 3765	\$640,000	07 Sep-18
2. 38 Stephen Avenue, Montrose VIC 3765	\$620,000	25 Oct-18
3. 32 Actoal Drive, Montrose VIC 3765	\$700,000	28 Aug-18