

# 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

66 Gordon Avenue, Montrose Vic 3765

### Indicative selling price

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

Range between \$1,275,000

&

\$1,375,000

### Median sale price

Median price \$990,000

Property Type House

Suburb Montrose

Period - From 01/01/2022

to

31/03/2022

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	506 Sheffield Rd MONTROSE 3765	\$1,365,000	24/03/2022
2	2 View Cr MONTROSE 3765	\$1,327,500	30/12/2021
3	12 Vuegrande Rise MONTROSE 3765	\$1,305,000	14/12/2021

**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:

14/06/2022 10:23

Brent Earney

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**Indicative Selling Price**

\$1,275,000 - \$1,375,000

**Median House Price**

March quarter 2022: \$990,000



**Property Type:** Misc  
Improvements Residential (no dwelling)

**Land Size:** 1247 sqm approx

**Agent Comments**

## Comparable Properties



**506 Sheffield Rd MONTROSE 3765 (REI/VG)**

**Agent Comments**



**Price:** \$1,365,000

**Method:** Private Sale

**Date:** 24/03/2022

**Property Type:** House

**Land Size:** 1407 sqm approx



**2 View Cr MONTROSE 3765 (REI/VG)**

**Agent Comments**



**Price:** \$1,327,500

**Method:** Private Sale

**Date:** 30/12/2021

**Property Type:** House

**Land Size:** 1475 sqm approx



**12 Vuegrande Rise MONTROSE 3765 (REI/VG)**

**Agent Comments**



**Price:** \$1,305,000

**Method:** Private Sale

**Date:** 14/12/2021

**Property Type:** House

**Land Size:** 936 sqm approx

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354