Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 66 Gordon Avenue, Montrose Vic 3765

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$1,275,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$990,000	Pro	operty Type	Hou	se		Suburb	Montrose
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	dress 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



66 Gordon Avenue, Montrose Vic 3765







Property Type: Misc Improvements Residential (no dwelling) Land Size: 1247 sqm approx Agent Comments

Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$1,275,000 - \$1,375,000 **Median House Price** March quarter 2022: \$990,000

Comparable Properties



506 Sheffield Rd MONTROSE 3765 (REI/VG)



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)



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



propertydata

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Agent Comments

Agent Comments