

Date: 3/10/18  
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 28 The 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) (\*Delete single price or range as applicable)

Single price \$699,950

or range between \$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$735,000

\*House Y

\*Unit

Suburb Montrose

Period – From Sept 2017

to Aug 2018

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 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 – 91 Moore Avenue, Montrose	\$745,000	4/5/18
2 – 40 Browns Road, Montrose	\$700,000	19/6/18
3 – 15 Heathfield Grove, Montrose	\$650,000	21/4/18

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.