

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

7 Hope Avenue 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

\$910,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Montrose

Period-from

01 Jul 2019

to

30 Jun 2020

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

3 Patricia Avenue Montrose VIC 3765	\$845,000	24-Feb-20
20 Aileen Avenue Montrose VIC 3765	\$890,000	30-Apr-20
23 Jubilee Road Montrose VIC 3765	\$947,500	14-Feb-20

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.~~

This Statement of Information was prepared on: 01 July 2020



3 Patricia Avenue Montrose VIC 3765

 3  2  2

Sold Price

\$845,000

Sold Date **24-Feb-20**

Distance **0.83km**



20 Aileen Avenue Montrose VIC 3765

 3  2  1

Sold Price

\$890,000

Sold Date **30-Apr-20**

Distance **0.61km**



23 Jubilee Road Montrose VIC 3765

 4  2  2

Sold Price

\$947,500

Sold Date **14-Feb-20**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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