

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 Hill Road, Montrose 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$750,000

&

\$780,000

Median sale price

Median price

\$1,000,500

Property type

House

Suburb

Montrose

Period - From

01/01/2023

to

31/03/2023

Source

REIV

Comparable property sales

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) 122 Quinn Crescent, Mt Evelyn 3796	\$795,000	22/02/2023
2) 4 Karen Court, Montrose 3765	\$785,000	23/02/2023
3) 163 Swansea Rd, Lilydale 3140	\$750,000	15/02/2023

This Statement of Information was prepared on: 10/05/2023