

## 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

16 St James 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

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,497

Property type

House

Suburb

Montrose

Period-from

01 Apr 2019

to

31 Mar 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

15 Dorchester Avenue Montrose VIC 3765	\$665,000	07-Nov-19
12 Dorchester Avenue Montrose VIC 3765	\$735,500	02-Dec-19

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: 06 April 2020

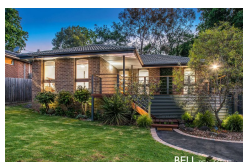


**15 Dorchester Avenue Montrose VIC** Sold Price **3765**

**\$665,000** Sold Date **07-Nov-19**

 3  1  4

Distance **0.16km**



**12 Dorchester Avenue Montrose VIC** Sold Price **3765**

**\$735,500** Sold Date **02-Dec-19**

 3  1  2

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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