

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	4 Sunrise Hill Rd MONTROSE 3765	\$880,000	24/07/2017
2	17 Gibbs Rd MONTROSE 3765	\$880,000	27/05/2017
3	137 Ridge Rd MOUNT DANDENONG 3767	\$865,000	19/04/2017

**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.~~



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1993 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$865,000 - \$950,000  
**Median House Price**  
 Year ending June 2017: \$802,500

## Comparable Properties



**4 Sunrise Hill Rd MONTROSE 3765 (REI)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 24/07/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 935 sqm approx



**17 Gibbs Rd MONTROSE 3765 (REI/VG)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 27/05/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 2178 sqm approx



**137 Ridge Rd MOUNT DANDENONG 3767 (REI/VG)**

Agent Comments



**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 19/04/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2772 sqm approx