

Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Richards Road,
MONTROSE 3765

Indicative selling price

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

Range from \$ 1,100,000 - \$ 1,200,000

Median sale price

Median **House** for **MONTROSE** for period **Jun 2016 - May 2017**
Sourced from **CoreLogic**.

\$ 628,000

Comparable property sales

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 the most comparable to the property for sale.

15 Harrison Road, Price \$ 1,250,000 Sold 22 February 2017
Montrose 3765

6 Sunrise Hill Road, Price \$ 940,000 Sold 02 February 2017
Montrose 3765

94 Swansea Road, Price \$ 800,000 Sold 21 April 2017
Montrose 3765

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

House


4 beds


2 baths


3 parking

Contact agents

Siobhan Beeston
Grant's Estate Agents

03 970 75555
0487 901 590
sio.bhan.beeston@grantsea.com.au



**Grant's Estate Agents -
Berwick**

3a Gloucester Ave,
BERWICK VIC 3806