

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Range between	\$640,000	&	\$690,000
---------------	--	---	--

Median sale price

(*Delete house or unit as applicable)

Median price	\$666,250	*House	X	Suburb or locality	Montrose
Period - From	July 2017	to	November 2017	Source	RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 – 272 Cambridge Road, Kilsyth	\$645,000	31/05/2017
2 – 52 The Boulevard, Montrose	\$680,000	9/09/2017
3 – 14 Old Coach Road, Montrose	\$690,000	10/08/2017