



STATEMENT OF INFORMATION

11 ASH GROVE, MONTROSE
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

2/11 ASH GROVE MONTROSE VIC 3765

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

14 FOULDS COURT MONTROSE VIC 3765	\$826,000	27-Jan-22
8 HARRISON ROAD MONTROSE VIC 3765	\$818,000	17-Feb-22
149 YORK ROAD MONTROSE VIC 3765	\$805,000	18-Jan-22

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: 05 April 2022



14 FOULDS COURT MONTROSE VIC 3765 Sold Price **\$826,000** Sold Date **27-Jan-22**
 Distance **1.2km**

3 1 -



8 HARRISON ROAD MONTROSE VIC 3765 Sold Price ^{RS} **\$818,000** Sold Date **17-Feb-22**
 Distance **3.35km**

3 2 2



149 YORK ROAD MONTROSE VIC 3765 Sold Price ^{RS} **\$805,000** Sold Date **18-Jan-22**
 Distance **3.52km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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