

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 13 Stephen Avenue, Montrose VIC 3765

Indicative selling price

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

Single price \$695,000

or range between

\$

&

\$

Median sale price

Median price \$704,000

*House

X

*Unit

Suburb

Montrose VIC 3765

Period - From 01/07/2018

to

30/09/2018

Source

REIV

Comparable property sales

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
146 Swansea Road, Montrose	\$757,000	07/11/2018
28 The Avenue, Montrose	\$700,000	25/10/2018
359 Sheffield Road, Montrose	\$640,000	07/09/2018

OR

~~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.~~