

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
Including suburb and
postcode 2 Kirkwood Court, 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)

or range between \$630,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$730,000 *House ☒ *Unit ☐ Suburb Montrose

Period - From 1/1/2017 to 31/12/2017 Source REIV

Comparable property sales

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. 2 Renee Court, Montrose, 3765	\$615,000	18/1/2018
2. 2/11 Ash Grove, Montrose, 3765	\$673,550	22/2/2018
3. 5 The Boulevard Montrose, 3765	\$661,739	28/12/2017