

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

60-66 KERR CRESCENT 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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

7 GREENHILLS AVENUE MONTROSE VIC 3765	\$711,000	31-Jul-23
49 STRADBROKE ROAD MONTROSE VIC 3765	\$700,000	04-Jul-23
14 THE BOULEVARD MONTROSE VIC 3765	\$785,000	29-Jul-23

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: 11 September 2023



7 GREENHILLS AVENUE
MONTROSE VIC 3765

3

1

2

Sold Price

\$711,000

Sold Date

31-Jul-23

Distance

0.81km



49 STRADBROKE ROAD
MONTROSE VIC 3765

3

1

2

Sold Price

^{RS}\$700,000

Sold Date

04-Jul-23

Distance

0.93km



14 THE BOULEVARD MONTROSE
VIC 3765

3

2

2

Sold Price

^{RS}\$785,000

Sold Date

29-Jul-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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