

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

41 Glasgow Road, Montrose Vic 3765

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$940,000

Property Type House

Suburb Montrose

Period - From 01/10/2023

to

31/12/2023

Source REIV

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 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 Bracken Av MONTROSE 3765	\$1,517,000	25/10/2023
2	163 Ridge Rd MOUNT DANDENONG 3767	\$1,272,000	23/12/2023
3			

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 six months.~~

This Statement of Information was prepared on:

14/03/2024 09:31



Rooms: 8
Property Type: House
Land Size: 2052 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2023: \$940,000

Comparable Properties



2 Bracken Av MONTROSE 3765 (REI/VG)

Agent Comments



Price: \$1,517,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 1572 sqm approx



163 Ridge Rd MOUNT DANDENONG 3767 (REI/VG)

Agent Comments



Price: \$1,272,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 2350 sqm approx

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.