Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	41 Glasgow Road, Montrose Vic 3765
Including suburb and	
postcode	

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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.

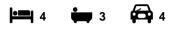
This Statement of Information was prepared on:	14/03/2024 09:31



Date of sale







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)





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



163 Ridge Rd MOUNT DANDENONG 3767

(REI/VG)





Price: \$1,272,000 Method: Private Sale Date: 23/12/2023 Property Type: House

Land Size: 2350 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300



