



## STATEMENT OF INFORMATION

1007 MOUNT DANDENONG TOURIST ROAD, MONTROSE  
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

1007 MT DANDENONG TOURIST ROAD MONTROSE VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,140,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$916,625

Property type

House

Suburb

Montrose

Period-from

01 Dec 2021

to

30 Nov 2022

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

18 COPELAND DRIVE MONTROSE VIC 3765	\$1,150,000	15-Nov-22
34 STRADBROKE ROAD MONTROSE VIC 3765	\$950,500	06-Oct-22

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: 15 December 2022



**18 COPELAND DRIVE MONTROSE  
VIC 3765**

3
 2
 2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **15-Nov-22**

Distance **0.61km**



**34 STRADBROKE ROAD  
MONTROSE VIC 3765**

4
 2
 2

Sold Price **\$950,500** Sold Date **06-Oct-22**

Distance **1.06km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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