

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

113 Stradbroke Road, Montrose

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 \$700,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price \$701,000 *House X *Unit Suburb Montrose

Period - From 1/1/2017 to 31/6/2017 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
6 Foulds Court, Montrose	\$720,000	20/4/2017
18 Sunrise Hill Road, Montrose	\$780,000	23/6/2017
1034 Mount Dandenong Tourist Road, Montrose	\$701,000	16/2/2017