

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

31 Gordon Avenue 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Montrose

Period-from

01 Nov 2018

to

31 Oct 2019

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

66 Stradbroke Road Montrose VIC 3765	\$670,000	31-May-19
22 Sunrise Hill Road Montrose VIC 3765	\$640,500	25-Jun-19
107 Ridge Road Mount Dandenong VIC 3767	\$655,000	29-Jul-19

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: 07 November 2019



66 Stradbroke Road Montrose VIC 3765

Sold Price

\$670,000

Sold Date

31-May-19

3
 2
 4

Distance

1.3km



22 Sunrise Hill Road Montrose VIC 3765

Sold Price

\$640,500

Sold Date

25-Jun-19

3
 1
 -

Distance

1.31km



107 Ridge Road Mount Dandenong VIC 3767

Sold Price

^{RS} **\$655,000**

Sold Date

29-Jul-19

3
 1
 1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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