

Jarrold Peterson

M 0409 408 544

E jarrod@bellrealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

384 Cambridge Road Montrose VIC 3765

 3  2  2

Indicative Selling Price

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

Range between \$850,000 & \$935,000

Median Sale Price

\$700,000 Houses in Montrose between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

Comparable Property Sales

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.



485-487 Sheffield Road Montrose VIC 3765

 4  2  2

Sold Price ^{RS} **\$890,000** ^{UN} Sold Date **14-Aug-19**

Distance **0.84km**



10 Strathbogie Court Kilsyth VIC 3137

 4  3  2

Sold Price ^{RS} **\$906,000** Sold Date **20-Aug-19**

Distance **1.43km**



326 Sheffield Road Montrose VIC 3765

 4  2  3

Sold Price **\$915,000** Sold Date **03-Apr-19**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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