

Date: 7-5-18

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including postcode 56-58 Edinburgh Road, Montrose 3765

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$712,000 House ☒ Unit ☐ Suburb or locality Montrose

Period - From 1/1/18 to 31/3/18 Source REIV

Comparable property sales

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