

# 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

891 Mt Dandenong 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)

Range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$747,500

Property Type

House

Suburb

Montrose

Period - From

05/02/2020

to

04/02/2021

Source

REIV

### 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 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
1		
2		
3		

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 six months.~~

This Statement of Information was prepared on:

05/02/2021 13:00

Miles Howell  
9725 0000  
0437 618 150  
mileshowell@methven.com.au



**Property Type:** Land  
**Land Size:** 807 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$450,000 - \$495,000  
**Median House Price**  
05/02/2020 - 04/02/2021: \$747,500

## Comparable Properties

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.