

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

419 SHEFFIELD ROAD 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

\$890,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Feb 2023

to

31 Jan 2024

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

13 SWANSEA ROAD MONTROSE VIC 3765	\$930,000	11-Aug-23
1 FIELD COURT MONTROSE VIC 3765	\$930,000	13-Dec-23
20 ACTOAL DRIVE MONTROSE VIC 3765	\$910,000	15-Dec-23

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: 28 February 2024



13 SWANSEA ROAD MONTROSE VIC 3765

4 3 3

Sold Price **\$930,000** Sold Date **11-Aug-23**

Distance **0.83km**



1 FIELD COURT MONTROSE VIC 3765

4 2 6

Sold Price ^{RS} **\$930,000** Sold Date **13-Dec-23**

Distance **0.51km**



20 ACTOAL DRIVE MONTROSE VIC 3765

4 1 2

Sold Price ^{RS} **\$910,000** Sold Date **15-Dec-23**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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