

Statement of Information
Single residential property
located in the Melbourne
metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

**Property offered
for sale**

Address
Including suburb and
postcode

977 Mt Dandenong Tourist 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

\$ 679,000

or range between

\$

&

\$

Median sale price

(*Delete house or unit as
applicable)

\$747,000

*House

X

*Unit

Suburb

Montrose VIC 3765

Median price

Period - From

1 Jan-18

to

31 Dec-18

Source

CoreLogic

Comparable property sales

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. 85 Stradbroke Road, Montrose VIC 3765	\$725,000	05-Nov-18
2. 6 Boxtree Road, Montrose VIC 3765	\$690,000	10-Aug-18
3. 26 The Boulevard, Montrose VIC 3765	\$599,950	26-Nov-18