

Date: 12/12/17

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

2 Rene Court, Montrose 3765

Indicative selling price

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

Single price \$629,950

Median sale price

Median price \$700,000 House Unit Suburb Montrose
Period - From 1/7/17 to 30/9/17 Source REIV

Comparable property sales

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
10 Ash Grove, Montrose	\$633,000	13/7/17
272 Cambridge Road, Kilsyth	\$645,000	31/5/17
4 Belvedere Drive, Montrose	\$610,000	23/2/17