

## 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

2 Robyns Way Montrose VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$753,000

Property type

House

Suburb

Montrose

Period-from

01 May 2020

to

30 Apr 2021

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3 Smithacres Road Montrose VIC 3765     | \$732,500 | 01-Mar-21 |
| 24A Geoffrey Drive Kilsyth VIC 3137     | \$766,000 | 08-May-21 |
| 171 Cambridge Road Mooroolbark VIC 3138 | \$740,000 | 02-Feb-21 |

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: 19 May 2021

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**3 Smithacres Road Montrose VIC 3765**

Sold Price

<sup>RS</sup> **\$732,500**

Sold Date

**01-Mar-21**

 3

 2

 2

Distance

**0.5km**

3 Smithacres Road, Montrose  
This data is a summary and does not constitute an offer. It is intended for information only. © CoreLogic



**24A Geoffrey Drive Kilsyth VIC 3137**

Sold Price

<sup>RS</sup> **\$766,000**

Sold Date

**08-May-21**

 3

 2

 2

Distance

**0.77km**



**171 Cambridge Road Mooroolbark VIC 3138**

Sold Price

**\$740,000**

Sold Date

**02-Feb-21**

 3

 2

 2

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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