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

23 Jubilee Road Montrose VIC 3765

Indicative selling price

Period-from

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

Single Price		or range betweer	10000	&	\$970,000	
Median sale price (*Delete house or unit as applicable)						
Median Price	\$710,000	Property type	House	Suburb	Montrose	

31 Jan 2020

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2019

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.

to

Address of comparable property	Price	Date of sale	
4 Hakea Drive Montrose VIC 3765	\$995,000	12-Oct-19	

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: 06 February 2020

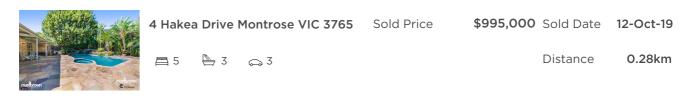
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RS = Recent sale UN = Undisclosed Sale

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