

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 SUNRISE HILL 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$869,500

Property type

House

Suburb

Montrose

Period-from

01 Aug 2023

to

31 Jul 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

8 PATRICIA AVENUE MONTROSE VIC 3765	\$775,500	09-Jul-24
37 CANTERBURY ROAD MONTROSE VIC 3765	\$760,000	16-Jul-24
55 THE BOULEVARD MONTROSE VIC 3765	\$795,000	10-Apr-24

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: 20 August 2024



8 PATRICIA AVENUE MONTROSE VIC 3765

3 1 1

Sold Price

^{RS} **\$775,500**

Sold Date **09-Jul-24**

Distance **0.69km**



37 CANTERBURY ROAD MONTROSE VIC 3765

3 2 2

Sold Price

^{RS} **\$760,000**

Sold Date **16-Jul-24**

Distance **1.29km**



55 THE BOULEVARD MONTROSE VIC 3765

3 2 2

Sold Price

\$795,000

Sold Date **10-Apr-24**

Distance **1.99km**



32 JACARANDA AVENUE KILSYTH VIC 3137

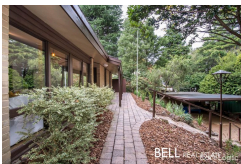
3 1 1

Sold Price

^{RS} **\$780,000**

Sold Date **06-Jul-24**

Distance **1.83km**



6 CRAIG AVENUE MOUNT DANDENONG VIC 3767

3 1 2

Sold Price

\$795,000

Sold Date **30-Apr-24**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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