

Date: 4-4-2018

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*
1980



Property offered for sale

Address
Including postcode

40 Browns Road, Montrose

Indicative selling price

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

Single price

\$

or range between

\$695,000

&

\$725,000

Median sale price

Median price

\$750,000

House

X

unit

Suburb
or locality

Montrose

Period - From

1/10/17

to

31/12/17

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
33 The Boulevard, Montrose	\$710,000	7-2-2018
66 The Boulevard, Montrose	\$712,000	22-2-2018
789 Mount Dandenong Tourist Road, Montrose	\$730,100	22-3-2018