

STATEMENT OF INFORMATION

50 RICHARDS ROAD, MONTROSE PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

50 RICHARDS 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 ran betwe | ′ \$810.000 | & | \$870,000 |
|---------------------------|---------------|---|-----------|
|---------------------------|---------------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$930,000 | Prop | erty type | ype House | | Suburb | Montrose |
|--------------|-------------|------|-------------|-----------|--------|--------|-----------|
| Period-from | 01 Oct 2021 | to | 30 Sep 2022 | | 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 |
|--|-----------|--------------|
| 34 CRESTVIEW CLOSE MONTROSE VIC 3765 | \$825,000 | 04-May-22 |
| 4 BELVEDERE DRIVE MONTROSE VIC 3765 | \$820,000 | 31-Jul-22 |
| 39 TIMBERGLADES ROAD MONTROSE VIC 3765 | \$837,000 | 06-Apr-22 |

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: 04 October 2022





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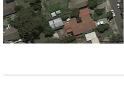
34 CRESTVIEW CLOSE MONTROSE Sold Price VIC 3765

<u></u>

\$825,000 Sold Date **04-May-22**

Distance

1.88km



4 BELVEDERE DRIVE MONTROSE Sold Price

\$\$820,000** Sold Date

31-Jul-22

Distance 0.41km



VIC 3765 **=** 3 ₽ 2

₾ 1

\$837,000 Sold Date **06-Apr-22**

Distance

0.96km



39 TIMBERGLADES ROAD MONTROSE VIC 3765

■ 3

■ 3

⇔ 2

Sold Price

RS = Recent sale

UN = Undisclosed Sale

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