

## 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

8 HAKEA DRIVE MONTROSE VIC 3765

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Feb 2023

to

31 Jan 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

2A MAGNOLIA GROVE MONTROSE VIC 3765	\$953,000	19-Jan-24
4 JUBILEE ROAD MONTROSE VIC 3765	\$963,300	07-Nov-23
20 ACTOAL DRIVE MONTROSE VIC 3765	\$910,000	15-Dec-23

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.~~

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2A MAGNOLIA GROVE MONTROSE VIC 3765

Sold Price

RS

\$953,000

Sold Date

19-Jan-24

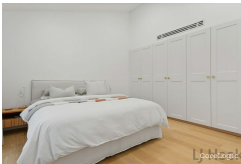
4

2

1

Distance

1.91km



4 JUBILEE ROAD MONTROSE VIC 3765

Sold Price

\$963,300

Sold Date

07-Nov-23

4

2

2

Distance

0.37km



20 ACTOAL DRIVE MONTROSE VIC 3765

Sold Price

RS

\$910,000

Sold Date

15-Dec-23

4

1

2

Distance

1.46km

RS = Recent sale      UN = Undisclosed Sale

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