

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between	<input type="text" value="\$670,000"/>	&	<input type="text" value="\$720,000"/>
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Median sale price

(*Delete house or unit as applicable)

Median price	<input type="text" value="\$690,000"/>	*House	<input type="text" value="X"/>	Suburb or locality	<input type="text" value="Montrose"/>
Period - From	<input type="text" value="Nov 17"/>	to	<input type="text" value="Feb 18"/>	Source	<input type="text" value="RP Data"/>

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 – 1 Warwick Road, Montrose	\$700,000	26/09/2017
2 – 52 The Boulevard, Montrose	\$680,000	09/09/2017
3 – 16 Currawong Road, Montrose	\$705,000	14/11/2017