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

4 Jubilee Road, Montrose Vic 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ange between \$850,000		&		\$895,000			
Median sale pr	rice							
Median price	\$795,000	Property Type House		se		Suburb	Montrose	
Period - From	01/07/2020	to	30/06/2021		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	250 Sheffield Rd MONTROSE 3765	\$935,000	31/05/2021
2	11 Upalong Rd MOUNT DANDENONG 3767	\$830,000	15/05/2021
3	4 Radnor Ct MOUNT DANDENONG 3767	\$867,000	15/02/2021

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 six months.

This Statement of Information was prepared on:

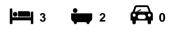
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4 Jubilee Road, Montrose Vic 3765







Rooms: 5 Property Type: House Land Size: 1227 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$850,000 - \$895,000 Median House Price Year ending June 2021: \$795,000

Comparable Properties

Carlestente	250 Sheffield Rd MONTROSE 3765 (REI) 4 2 6 4 Price: \$935,000 Method: Private Sale Date: 31/05/2021 Property Type: House Land Size: 1151 sqm approx	Agent Comments
	11 Upalong Rd MOUNT DANDENONG 3767 (REI) 4 2 1 Price: \$830,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 1459 sqm approx	Agent Comments
	4 Radnor Ct MOUNT DANDENONG 3767 (REI/VG) Image: 1 4 Image: 1 2 Price: \$867,000 Image: 1 2 Method: Private Sale Date: 15/02/2021 1 Property Type: House Land Size: 1042 sqm approx	Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.