

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 between \$850,000 & \$895,000

Median sale price

Median price \$795,000 Property Type House Suburb Montrose

Period - From 01/07/2020 to 30/06/2021 Source 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.

	Address 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:

03/08/2021 11:48

4 Jubilee Road, Montrose Vic 3765

Miles Howell

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Indicative Selling Price

\$850,000 - \$895,000

Median House Price

Year ending June 2021: \$795,000



 3  2  0

Rooms: 5

Property Type: House

Land Size: 1227 sqm approx

Agent Comments

Comparable Properties



250 Sheffield Rd MONTROSE 3765 (REI)

Agent Comments

 4  2  4

Price: \$935,000

Method: Private Sale

Date: 31/05/2021

Property Type: House

Land Size: 1151 sqm approx



11 Upalong Rd MOUNT DANDENONG 3767 (REI)

Agent Comments

 4  2  1

Price: \$830,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 1459 sqm approx



4 Radnor Ct MOUNT DANDENONG 3767 (REI/VG)

Agent Comments

 4  3  2

Price: \$867,000

Method: Private Sale

Date: 15/02/2021

Property Type: House

Land Size: 1042 sqm approx

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