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

10 Woodridge Close, Montrose Vic 3765

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$740,000		&		\$770,000			
Median sale p	rice							
Median price	\$851,500	Pro	operty Type	Hou	se		Suburb	Montrose
Period - From	19/03/2023	to	18/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	77 Stephen Av MONTROSE 3765	\$765,000	19/02/2024
2			
3			

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:

19/03/2024 14:33







Rooms: 7 Property Type: House Land Size: 763 sqm approx Agent Comments Indicative Selling Price \$740,000 - \$770,000 Median House Price 19/03/2023 - 18/03/2024: \$851,500

Comparable Properties



77 Stephen Av MONTROSE 3765 (REI)

Price: \$765,000 Method: Private Sale Date: 19/02/2024 Property Type: House Land Size: 1001 sqm approx Agent Comments

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.

Account - Woodards | P: 0390563899





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