

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

1015 MT DANDENONG TOURIST ROAD MONTROSE VIC 3765

Indicative selling price

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

Single Price

or range
between

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 May 2023

to

30 Apr 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

66 STEPHEN AVENUE MONTROSE VIC 3765	\$780,000	25-Jan-24
39 GRATTEN ROAD MONTROSE VIC 3765	\$780,000	09-Jan-24
6 ALMA LANE KALORAMA VIC 3766	\$745,000	16-Feb-24

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.~~

This Statement of Information was prepared on: 03 May 2024

**66 STEPHEN AVENUE MONTROSE
VIC 3765**

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Sold Price

^{RS} **\$780,000**

Sold Date

25-Jan-24

Distance

0.97km**39 GRATTEN ROAD MONTROSE
VIC 3765**

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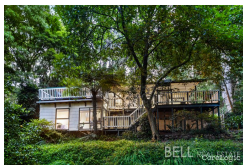
Sold Price

\$780,000

Sold Date

09-Jan-24

Distance

1.4km**6 ALMA LANE KALORAMA VIC
3766**

🛏️ 2 🚿 1 🚗 3

Sold Price

\$745,000

Sold Date

16-Feb-24

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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