

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

12 Smithacres Road, Montrose Vic 3765

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$890,000

&

\$970,000

**Median sale price**

Median price

\$953,000

Property Type

House

Suburb

Montrose

Period - From

01/01/2024

to

31/03/2024

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**

Address of comparable property	Price	Date of sale
1		
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:

01/05/2024 15:42