

# 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

17-19 Banksia Street, Montrose Vic 3765
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### Indicative selling price

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

Range between 

\$800,000
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 & 

\$860,000
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### Median sale price

Median price 

\$826,000
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 Property type 

House
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 Suburb 

Montrose
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Period - From 

01/04/2023
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 to 

30/06/2023
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 Source 

REIV
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### Comparable property sales

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
42 The Boulevard, Montrose Vic 3765	\$842,000	23/03/2023
31 Foulds Court, Montrose Vic 3765	\$908,500	26/04/2023
869 Mount Dandenong Road, Montrose Vic 3765	\$798,500	08/05/2023

This Statement of Information was prepared on: 

31/08/2023
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