

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 386-388 Sheffield Road, Montrose Vic 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$946,000

Median sale price

Median price \$875,000 Property Type House Suburb Montrose

Period - From 01/01/2023 to 31/12/2023 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	4 Reserve Rd MOUNT DANDENONG 3767	\$945,000	24/11/2023
2	1026 Mt Dandenong Tourist Rd MONTROSE 3765	\$835,000	01/12/2023
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 15:16

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3 2 3

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4070 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$946,000
Median House Price
Year ending December 2023: \$875,000

Comparable Properties



4 Reserve Rd MOUNT DANDENONG 3767 (REI/VG)

Agent Comments

3 3 2

Price: \$945,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 3918 sqm approx



1026 Mt Dandenong Tourist Rd MONTROSE 3765 (REI/VG)

Agent Comments

3 1 2

Price: \$835,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 3137 sqm approx

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.