

# 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 40 Belvedere Drive, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$940,000 Property type *House* Suburb Montrose

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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
16 Sarah Court, Montrose Vic 3765	\$1,155,000	26/02/2024
23 Aileen Avenue, Montrose Vic 3765	\$1,165,000	27/04/2024
61 Stradbroke Road, Montrose Vic 3765	\$1,271,000	14/02/2024

This Statement of Information was prepared on: 10/04/2024