

## 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

489-491 SHEFFIELD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Mar 2023

to

29 Feb 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

14 ALLENBY ROAD LILYDALE VIC 3140	\$1,850,000	10-Jan-24
22 BEAULIEU AVENUE LILYDALE VIC 3140	\$1,760,000	20-Nov-23
39-41 FRANCIS CRESCENT MOUNT EVELYN VIC 3796	\$1,825,000	20-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: 05 March 2024



**14 ALLENBY ROAD LILYDALE VIC 3140**

Sold Price <sup>RS</sup> **\$1,850,000** <sup>UN</sup> Sold Date **10-Jan-24**

4 3 4

Distance **3.31km**



**22 BEAULIEU AVENUE LILYDALE VIC 3140**

Sold Price <sup>RS</sup> **\$1,760,000** Sold Date **20-Nov-23**

5 2 5

Distance **3.51km**



**39-41 FRANCIS CRESCENT MOUNT EVELYN VIC 3796**

Sold Price <sup>RS</sup> **\$1,825,000** Sold Date **20-Feb-24**

8 5 15

Distance **3.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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