

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

6 POWELL COURT MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Apr 2023

to

31 Mar 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

1 FIELD COURT MONTROSE VIC 3765	\$930,000	04-Dec-23
14 RAVENSWOOD COURT MONTROSE VIC 3765	\$864,000	24-Oct-23
62 THE BOULEVARD MONTROSE VIC 3765	\$880,000	10-Nov-23

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: 24 April 2024

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1 FIELD COURT MONTROSE VIC 3765

4 2 6

Sold Price

\$930,000

Sold Date **04-Dec-23**

Distance **0.33km**



14 RAVENSWOOD COURT MONTROSE VIC 3765

3 2 2

Sold Price

\$864,000

Sold Date **24-Oct-23**

Distance **0.46km**



62 THE BOULEVARD MONTROSE VIC 3765

3 2 1

Sold Price

\$880,000

Sold Date **10-Nov-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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