

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 YEAMAN ROAD 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

\$940,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$864,000

Property type

House

Suburb

Montrose

Period-from

01 May 2023

to

30 Apr 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

5 ASCALON ROAD MONTROSE VIC 3765	\$998,500	14-Feb-24
2A MAGNOLIA GROVE MONTROSE VIC 3765	\$953,000	19-Jan-24
18 BOXTREE ROAD MONTROSE VIC 3765	\$970,000	25-Apr-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: 22 May 2024

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**5 ASCALON ROAD MONTROSE VIC 3765** Sold Price**\$998,500** Sold Date **14-Feb-24**

🛏️ 4 🚿 3 🚗 1

Distance **0.16km****2A MAGNOLIA GROVE MONTROSE VIC 3765** Sold Price**\$953,000** Sold Date **19-Jan-24**

🛏️ 4 🚿 2 🚗 1

Distance **0.33km****18 BOXTREE ROAD MONTROSE VIC 3765** Sold Price**^{RS}\$970,000** Sold Date **25-Apr-24**

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Distance **0.37km****RS** = Recent sale**UN** = Undisclosed Sale

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