

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

7 Field Court, Montrose Vic 3765

Indicative selling price

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

Range between

\$870,000

 &

\$930,000

Median sale price

Median price

\$843,000

 Property type

House

 Suburb

Montrose

Period - From

01/07/2023

 to

30/09/2023

 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
13 Swansea Road, Montrose Vic 3765	\$930,000	11/08/2023
7 Beaumont Court, Montrose Vic 3765	\$904,500	20/07/2023
7 Smithacres Road, Montrose Vic 3765	\$870,000	09/08/2023

This Statement of Information was prepared on:

25/10/2023
