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	19 Crestview Close 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	$795,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$802,500	Property type	House	Suburb	Montrose
Period-from	01 Nov 2020	to	31 Oct 2021	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
11 Summerhill Road Montrose VIC 3765	$845,000	07-Aug-21
27 Foulds Court Montrose VIC 3765	$840,000	21-Jun-21
12 Ravenswood Court Montrose VIC 3765	$842,500	22-Sep-21

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.~~

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11 Summerhill Road Montrose VIC 3765

3 1 1

Sold Price RS $845,000 Sold Date 07-Aug-21

Distance 0.78km



27 Foulds Court Montrose VIC 3765

3 1 2

Sold Price $840,000 Sold Date 21-Jun-21

Distance 1.22km



12 Ravenswood Court Montrose VIC 3765

3 2 2

Sold Price RS $842,500 Sold Date 22-Sep-21

Distance 1.7km

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

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