

# Statement of Information

## Single residential property located in the Melbourne metropolitan area



### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

23 Yeaman 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 \$640,000 & \$680,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$685,000 \*House ☒ \*Unit ☐ Suburb Montrose VIC 3765

Period - From Jan-17 to Dec-17 Source CoreLogic

#### 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
1. 18 Stradbroke Road, Montrose VIC 3765	\$700,000	30-Nov-17
2. 31 Ash Grove, Montrose VIC 3765	\$692,000	9-Jan-18
3. 23 Foulds Court, Montrose VIC 3765	\$680,000	29-Nov-17