

# 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 Copeland Drive, 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

\$850,000

&

\$900,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$705,000

\*House

X

\*Unit

Suburb

Montrose VIC 3765

Period - From

May-17

to

April-18

Source

CoreLogic

#### Comparable property sales

**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 six months.