

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

5 Bell Street 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,000

Property type

House

Suburb

Montrose

Period-from

01 Apr 2020

to

31 Mar 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

14 Doreen Court Montrose VIC 3765	\$750,000	21-Jan-21
55 Stephen Avenue Montrose VIC 3765	\$805,000	29-Jan-21
47 Stephen Avenue Montrose VIC 3765	\$820,000	24-Feb-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.~~

This Statement of Information was prepared on: 19 April 2021



14 Doreen Court Montrose VIC 3765 Sold Price **\$750,000** Sold Date **21-Jan-21**
 Distance **0.66km**
 3 beds 1 bathroom 4 cars



55 Stephen Avenue Montrose VIC 3765 Sold Price **\$805,000** Sold Date **29-Jan-21**
 Distance **1km**
 3 beds 1 bathroom 5 cars



47 Stephen Avenue Montrose VIC 3765 Sold Price **\$820,000** Sold Date **24-Feb-21**
 Distance **0.97km**
 3 beds 1 bathroom 2 cars

RS = Recent sale UN = Undisclosed Sale

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