

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

469 Sheffield Road 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,750

Property type

House

Suburb

Montrose

Period-from

01 Jul 2020

to

30 Jun 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

32 Stephen Avenue Montrose VIC 3765	\$900,000	16-Mar-21
26-28 Greenhills Avenue Montrose VIC 3765	\$887,000	28-Apr-21
74 Belvedere Drive Montrose VIC 3765	\$832,000	08-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: 07 July 2021



32 Stephen Avenue Montrose VIC 3765

3 1 2

Sold Price

\$900,000

Sold Date

16-Mar-21

Distance

0.72km



26-28 Greenhills Avenue Montrose VIC 3765

3 1 4

Sold Price

\$887,000

Sold Date

28-Apr-21

Distance

1.05km



74 Belvedere Drive Montrose VIC 3765

4 1 4

Sold Price

\$832,000

Sold Date

08-Feb-21

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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