

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

25 Chestnut Court, Montrose Vic 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$761,250 Property Type House Suburb Montrose

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 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	13 Gibbs Rd MONTROSE 3765	\$685,000	21/12/2020
2	195 Cambridge Rd MOOROOLBARK 3138	\$682,000	01/03/2021
3	13 Summerhill Rd MONTROSE 3765	\$674,000	15/01/2021

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 six months.~~

This Statement of Information was prepared on:

03/05/2021 14:50

25 Chestnut Court, Montrose Vic 3765

Graham Caulfield

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 3  1 

Property Type:

Divorce/Estate/Family Transfers

Land Size: 966 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

March quarter 2021: \$761,250

Comparable Properties



13 Gibbs Rd MONTROSE 3765 (REI/VG)

Agent Comments

 3  1  2

Price: \$685,000

Method: Private Sale

Date: 21/12/2020

Property Type: House

Land Size: 1626 sqm approx



195 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$682,000

Method: Private Sale

Date: 01/03/2021

Property Type: House

Land Size: 400 sqm approx



13 Summerhill Rd MONTROSE 3765 (REI/VG)

Agent Comments

 3  1  1

Price: \$674,000

Method: Private Sale

Date: 15/01/2021

Property Type: House

Land Size: 900 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.