## Date: 30/07/2019

# Statement of Information Single residential property located in Melbourne metropolitan area

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



#### Property offered for sale

Address

Including suburb and postcode

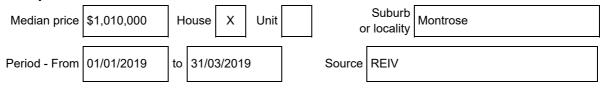
92 Swansea Road, Montrose 3765

#### Indicative selling price

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

Single price \$755,000

#### Median sale price



#### **Comparable property sales**

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
28 Yeaman Road, Montrose Vic 3765	\$787,000	19/03/2019
19 Wild Cherry Road, Montrose Vic 3765	\$730,000	10/04/2019
19 Boxtree Road, Montrose Vic 3765	\$719,950	13/06/2019

