## 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

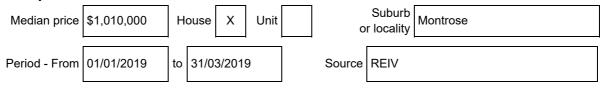
92 Swansea Road, Montrose 3765

#### 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   |

