

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

Median price \$1,010,000

House

Unit

Suburb
or locality Montrose

Period - From 01/01/2019 to 31/03/2019

Source REIV

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