44 Richards Road, Montrose Vic 3765

McGrath

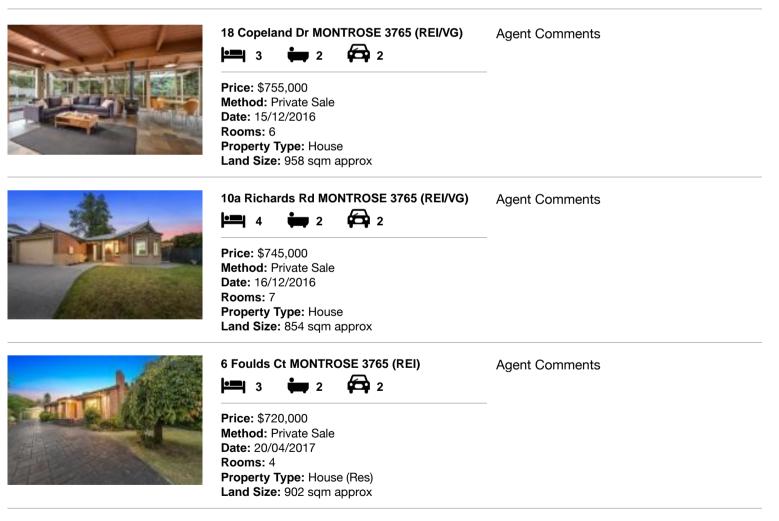




Rooms: Property Type: House Land Size: 846 sqm approx Agent Comments 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au Indicative Selling Price

Indicative Selling Price \$700,000 - \$770,000 Median House Price March quarter 2017: \$701,000

Comparable Properties



Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

propertydata

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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

44 Richards Road, Montrose Vic 3765 d le

Indicative selling price

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

| Range betweer | \$700,000 | | & | \$770,000 | | | |
|-------------------|------------|---------|--------|-----------|---------------|--|--|
| Median sale price | | | | | | | |
| Median price | \$701,000 | House | х | Sul | burb Montrose | | |
| Period - From | 01/01/2017 | to 31/0 | 3/2017 | Source | REIV | | |

Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 18 Copeland Dr MONTROSE 3765 | \$755,000 | 15/12/2016 |
| 10a Richards Rd MONTROSE 3765 | \$745,000 | 16/12/2016 |
| 6 Foulds Ct MONTROSE 3765 | \$720,000 | 20/04/2017 |

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