

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

March quarter 2017: \$701,000



 4  2  2

Rooms:

Property Type: House

Land Size: 846 sqm approx

Agent Comments

Comparable Properties



18 Copeland Dr MONTROSE 3765 (REI/VG)

Agent Comments

 3  2  2

Price: \$755,000

Method: Private Sale

Date: 15/12/2016

Rooms: 6

Property Type: House

Land Size: 958 sqm approx



10a Richards Rd MONTROSE 3765 (REI/VG)

Agent Comments

 4  2  2

Price: \$745,000

Method: Private Sale

Date: 16/12/2016

Rooms: 7

Property Type: House

Land Size: 854 sqm approx



6 Foulds Ct MONTROSE 3765 (REI)

Agent Comments

 3  2  2

Price: \$720,000

Method: Private Sale

Date: 20/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 902 sqm approx

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

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$701,000 House X Suburb Montrose

Period - From 01/01/2017 to 31/03/2017 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