

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

4 Timberglades Road Montrose VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Montrose

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

1 Tyro Court Montrose VIC 3765	\$626,000	03-Oct-19
68 Swansea Road Montrose VIC 3765	\$600,000	28-Aug-19
32 Stradbroke Road Montrose VIC 3765	\$690,000	17-Apr-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 February 2020



1 Tyro Court Montrose VIC 3765 Sold Price **\$626,000** Sold Date **03-Oct-19**
 Distance **1.27km**
 3 1 2



68 Swansea Road Montrose VIC 3765 Sold Price **\$600,000** Sold Date **28-Aug-19**
 Distance **1.44km**
 3 1 2



32 Stradbroke Road Montrose VIC 3765 Sold Price **\$690,000** Sold Date **17-Apr-19**
 Distance **0.44km**
 3 1 2

RS = Recent sale UN = Undisclosed Sale

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