

Montrose Ro

22m

40.38m

864m<sup>2</sup>  
Approx

22m

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

32 Montrose Place,  
HIGHTON 3216

House



0 beds



0 baths



0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$539,000 -  
\$569,000**

### Median sale price

Median **House** for **HIGHTON** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$605,000**

### 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 the most comparable to the property for sale.

**10 Orchardview Court,**  
Highton 3216

Price **\$500,000** Sold 10 June 2017

**127 Barrabool Rd,**  
Highton 3216

Price **\$442,000** Sold 08 September 2016

**32 Stoneleigh Cres,**  
Highton 3216

Price **\$500,000** Sold 19 December 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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**Team 3216 Pty Ltd t/as  
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