

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

20/25-27 Canterbury Road, Montrose Vic 3765

Indicative selling price

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

Range between

\$590,000

&

\$649,000

Median sale price

Median price \$700,000

House

X

Unit

Suburb Montrose

Period - From 01/07/2017

to 30/09/2017

Source REIV

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 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
1	17a Balmoral St KILSYTH 3137	\$650,000	06/10/2017
2	7/662-670 Mount Dandenong Rd KILSYTH 3137	\$601,000	10/08/2017
3	4/54 Liverpool Rd KILSYTH 3137	\$595,000	11/05/2017

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 six months.~~

20/25-27 Canterbury Road, Montrose Vic 3765

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 3  2  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
September quarter 2017: \$700,000

Comparable Properties



17a Balmoral St KILSYTH 3137 (REI)

[Agent Comments](#)

 3  2  2

Price: \$650,000
Method: Private Sale
Date: 06/10/2017
Rooms: 4
Property Type: Unit



7/662-670 Mount Dandenong Rd KILSYTH 3137 (REI)

[Agent Comments](#)

 3  2  2

Price: \$601,000
Method: Private Sale
Date: 10/08/2017
Rooms: 5
Property Type: Unit



4/54 Liverpool Rd KILSYTH 3137 (REI)

[Agent Comments](#)

 3  2  2

Price: \$595,000
Method: Private Sale
Date: 11/05/2017
Rooms: 5
Property Type: Townhouse (Single)