

# 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 2 Belvedere Drive, Montrose Vic 3765

### Indicative selling price

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

Range between \$730,000 & \$800,000

### Median sale price

Median price \$835,000 Property Type House Suburb Montrose  
Period - From 15/12/2020 to 14/12/2021 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	11 Sarah Ct MONTROSE 3765	\$792,000	30/06/2021
2	65 Swansea Rd MONTROSE 3765	\$765,000	06/08/2021
3	13 One Tree La MONTROSE 3765	\$750,000	30/06/2021

**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.~~

This Statement of Information was prepared on: 15/12/2021 16:56

2 Belvedere Drive, Montrose Vic 3765



PhilipWebb

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**Indicative Selling Price**

\$730,000 - \$800,000

**Median House Price**

15/12/2020 - 14/12/2021: \$835,000



3 2 2

**Property Type:** House

**Land Size:** 852 sqm approx

**Agent Comments**

## Comparable Properties

11 Sarah Ct MONTROSE 3765 (VG)

**Agent Comments**

3 - -

**Price:** \$792,000

**Method:** Sale

**Date:** 30/06/2021

**Property Type:** House (Res)

**Land Size:** 972 sqm approx



65 Swansea Rd MONTROSE 3765 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 06/08/2021

**Property Type:** House

**Land Size:** 989 sqm approx

13 One Tree La MONTROSE 3765 (VG)

**Agent Comments**

4 - -

**Price:** \$750,000

**Method:** Sale

**Date:** 30/06/2021

**Property Type:** House (Res)

**Land Size:** 671 sqm approx

Account - Philip Webb



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