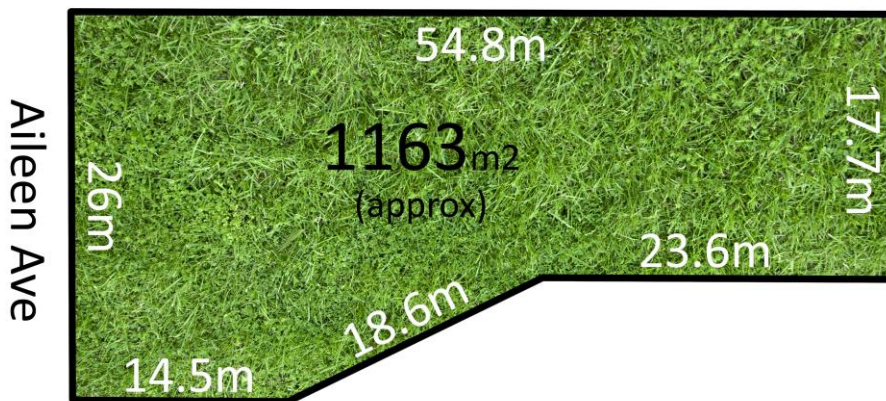


Date: 27-11-18

# Statement of Information

## Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

33-35 Aileen Avenue, Montrose 3796

### Indicative selling price

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

Range between \$560,000 - \$590,000

### Median sale price

Median price \$838,000

House

Suburb  
or locality Montrose

Period - From 01/06/2018 to 30/09/2018

Source REIV

### Comparable property sales

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\*.