

Date: 23-11-18

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

2/3 Ruby Road, Montrose 3765

Indicative selling price

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

Range between	<input type="text" value="\$1,300,000"/>	&	<input type="text" value="\$1,430,000"/>
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Median sale price

Median price	<input type="text" value="\$704,000"/>	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb or locality	<input type="text" value="Montrose"/>
Period - From	<input type="text" value="01/06/2018"/>	to	<input type="text" value="30/09/2018"/>	Source	<input type="text" value="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.