

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

2A MAGNOLIA GROVE MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$895,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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 FIELD COURT MONTROSE VIC 3765	\$930,000	13-Dec-23
1 LINLEY COURT KILSYTH VIC 3137	\$950,000	18-Nov-23
22 RACHAEL DRIVE MOOROOLBARK VIC 3138	\$925,000	01-Dec-23

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 6 months.~~

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1 FIELD COURT MONTROSE VIC 3765

Sold Price

^{RS} **\$930,000** Sold Date **13-Dec-23**

4 2 6

Distance **1.33km**



1 LINLEY COURT KILSYTH VIC 3137

Sold Price

^{RS} **\$950,000** Sold Date **18-Nov-23**

4 2 2

Distance **0.88km**



22 RACHAEL DRIVE MOOROOLBARK VIC 3138

Sold Price

^{RS} **\$925,000** Sold Date **01-Dec-23**

4 2 2

Distance **1.64km**



23 LEVENDALE AVENUE MOOROOLBARK VIC 3138

Sold Price

^{RS} **\$903,123** Sold Date **29-Dec-23**

4 2 1

Distance **1.58km**



19 ASHBY WAY KILSYTH VIC 3137

Sold Price

^{RS} **\$920,000** Sold Date **26-Oct-23**

4 2 4

Distance **1.62km**



697 MT DANDENONG ROAD KILSYTH VIC 3137

Sold Price

\$920,000 Sold Date **02-Sep-23**

4 2 1

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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