



## STATEMENT OF INFORMATION

8 WOODRIDGE CLOSE, MONTROSE

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

8 Woodridge Close Montrose VIC 3765

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Montrose

Period-from

01 Mar 2020

to

28 Feb 2021

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

3 Eden Way Kilsyth VIC 3137	\$675,000	15-Dec-20
16 Derby Road Kilsyth VIC 3137	\$682,000	14-Oct-20
13 Summerhill Road Montrose VIC 3765	\$674,000	17-Dec-20

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.~~

This Statement of Information was prepared on: 10 March 2021



## 3 Eden Way Kilsyth VIC 3137

Sold Price **\$675,000** Sold Date **15-Dec-20**

3 1 2

Distance **0.81km**



## 16 Derby Road Kilsyth VIC 3137

Sold Price **\$682,000** Sold Date **14-Oct-20**

3 1 1

Distance **1.18km**



## 13 Summerhill Road Montrose VIC 3765

Sold Price **\$674,000** Sold Date **17-Dec-20**

3 1 1

Distance **1.22km**



## 282 Cambridge Road Kilsyth VIC 3137

Sold Price **\$675,000** Sold Date **23-Nov-20**

3 1 2

Distance **1.3km**

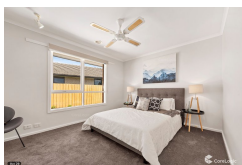


## 54 Tamworth Road Kilsyth VIC 3137

Sold Price **\$680,000** Sold Date **02-Nov-20**

3 1 1

Distance **1.31km**



## 15 Lucas Avenue Kilsyth VIC 3137

Sold Price **\$640,500** Sold Date **31-Oct-20**

3 1 2

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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