

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 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

\$870,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Montrose

Period-from

01 Mar 2024

to

28 Feb 2025

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

2 RAVENSWOOD COURT MONTROSE VIC 3765	\$925,000	05-Dec-24
11 ONE TREE LANE MONTROSE VIC 3765	\$880,000	18-Dec-24
8 PICCADILLY COURT KILSYTH VIC 3137	\$875,000	12-Feb-25

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: 04 March 2025

**2 RAVENSWOOD COURT
MONTROSE VIC 3765**

3 2 4

Sold Price

RS

\$925,000Sold Date **05-Dec-24**Distance **1.32km****11 ONE TREE LANE MONTROSE VIC
3765**

3 2 2

Sold Price

RS

\$880,000Sold Date **18-Dec-24**Distance **0.29km****8 PICCADILLY COURT KILSYTH VIC
3137**

3 2 2

Sold Price

RS

\$875,000Sold Date **12-Feb-25**Distance **2km****30 REGINA STREET KILSYTH VIC
3137**

3 2 2

Sold Price

RS

\$915,000 ^{UN}Sold Date **16-Jan-25**Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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