

# 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

10 Hillside 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)

Range between

\$590,000

&

\$640,000

### Median sale price

Median price

\$805,000

Property Type

House

Suburb

Montrose

Period - From

01/10/2020

to

30/09/2021

Source

REIV

### 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 six 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	1/10 Belinda CI KILSYTH 3137	\$667,500	24/06/2021
2	5 Hillside CI MONTROSE 3765	\$651,500	03/08/2021
3	2/7 Russo PI KILSYTH 3137	\$640,000	05/08/2021

**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 six months.~~

This Statement of Information was prepared on:

29/11/2021 08:47



 2    1    1

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 194 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$590,000 - \$640,000

**Median House Price**

Year ending September 2021: \$805,000

## Comparable Properties



**1/10 Belinda CI KILSYTH 3137 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$667,500

**Method:** Sale

**Date:** 24/06/2021

**Property Type:** Flat/Unit/Apartment (Res)



**5 Hillside CI MONTROSE 3765 (REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$651,500

**Method:** Private Sale

**Date:** 03/08/2021

**Property Type:** Townhouse (Single)



**2/7 Russo PI KILSYTH 3137 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 05/08/2021

**Property Type:** Unit

**Land Size:** 241 sqm approx