# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$805,000	Pro	operty Type	Hou	se		Suburb	Montrose
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress 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









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)



Price: \$667,500 Method: Sale Date: 24/06/2021 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



5 Hillside CI MONTROSE 3765 (REI/VG)



Price: \$651,500 Method: Private Sale Date: 03/08/2021 Property Type: Townhouse (Single)



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



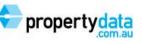
(REI/VG)

Agent Comments

Price: \$640,000 Method: Private Sale Date: 05/08/2021 Property Type: Unit Land Size: 241 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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