



## STATEMENT OF INFORMATION

59 MONTROSE ROAD, KILSYTH  
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

59 MONTROSE ROAD KILSYTH VIC 3137

### 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Kilsyth

Period-from

01 Nov 2021

to

31 Oct 2022

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

28 EDEN WAY KILSYTH VIC 3137	\$870,000	13-Aug-22
13 MOUNTFIELD ROAD KILSYTH VIC 3137	\$900,000	12-Aug-22
11 BALLANTYNE CRESCENT KILSYTH VIC 3137	\$866,000	17-Jun-22

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: 22 November 2022

Ryan Bell  
P 03 8761 0688  
M 0417 052 297  
E ryan@bellrealestate.com.au



## 28 EDEN WAY KILSYTH VIC 3137

Sold Price **\$870,000** Sold Date **13-Aug-22**

4 2 2

Distance **1km**



## 13 MOUNTFIELD ROAD KILSYTH VIC 3137

Sold Price <sup>RS</sup> **\$900,000** Sold Date **12-Aug-22**

4 2 3

Distance **1.65km**



## 11 BALLANTYNE CRESCENT KILSYTH VIC 3137

Sold Price **\$866,000** Sold Date **17-Jun-22**

4 2 4

Distance **1.94km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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