

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

57 Kerr Crescent, Montrose Vic 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$925,000 & \$975,000

Median sale price

Median price \$1,000,500 Property Type House Suburb Montrose

Period - From 01/01/2023 to 31/03/2023 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	18 Jacaranda Av KILSYTH 3137	\$930,000	21/03/2023
2			
3			

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: 13/06/2023 15:38

57 Kerr Crescent, Montrose Vic 3765



4 2 2

Property Type: House
Land Size: 2405 sqm approx
Agent Comments

Indicative Selling Price
\$925,000 - \$975,000
Median House Price
March quarter 2023: \$1,000,500

Comparable Properties



18 Jacaranda Av KILSYTH 3137 (REI)

Agent Comments

4 2 2

Price: \$930,000
Method: Private Sale
Date: 21/03/2023
Property Type: House
Land Size: 852 sqm approx

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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