

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

3 KAREN COURT 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,500

Property type

House

Suburb

Montrose

Period-from

01 Jun 2021

to

31 May 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

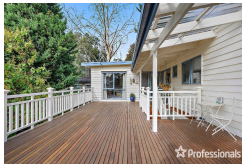
Date of sale

101 CHARLES ROAD LILYDALE VIC 3140	\$857,500	02-Jun-22
2 BELVEDERE DRIVE MONTROSE VIC 3765	\$855,000	02-Jan-22
21 NORTH AVENUE MOUNT EVELYN VIC 3796	\$860,000	29-Mar-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: 14 June 2022



101 CHARLES ROAD LILYDALE VIC 3140

Sold Price

^{RS}

\$857,500

Sold Date

02-Jun-22



4



1



1

Distance

0.66km



2 BELVEDERE DRIVE MONTROSE VIC 3765

Sold Price

\$855,000

Sold Date

02-Jan-22



3



2



2

Distance

1.53km



21 NORTH AVENUE MOUNT EVELYN VIC 3796

Sold Price

\$860,000

Sold Date

29-Mar-22



4



1



2

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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