

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 1/8 Montgomery Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$645,000 Property type Unit Suburb Kilsyth

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
2/62 Colchester Road, Kilsyth Vic 3137	\$712,000	06/08/2022
7a Lockhart Court, Kilsyth Vic 3137	\$730,000	08/08/2022
2/8 Warruga Court, Croydon Vic 3136	\$740,000	15/12/2022

This Statement of Information was prepared on: 24/01/2023