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

14 FOULDS 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 rang betwee	38800000	&	\$940,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$883,500	Property type	House	Suburb	Montrose			

Period-from	01 Jan 2024	to	31 Dec 2024	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
15 PICCADILLY COURT KILSYTH VIC 3137	\$915,000	22-Oct-24
86 LIVERPOOL ROAD KILSYTH VIC 3137	\$890,000	03-Dec-24
2A PLEASANT STREET KILSYTH VIC 3137	\$912,000	06-Aug-24

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: 07 January 2025



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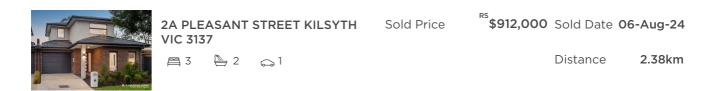


 15 PICCADILLY COURT KILSYTH
 Sold Price
 \$915,000
 Sold Date
 22-Oct-24

 VIC 3137
 □
 □
 Distance
 2.06km



	86 LIVERPOOL ROAD KILSYTH VIC Sold Price 3137			^{RS} \$890,000	Sold Date	03-Dec-24	
And a state	₿ 3	2	⇔1			Distance	2.35km



RS = Recent sale UN = Undisclosed Sale

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