

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

31 Foulds Court, Montrose Vic 3765

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$740,000 Property Type House Suburb Montrose

Period - From 01/01/2020 to 31/12/2020 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	66a CherylInne Cr KILSYTH 3137	\$677,000	25/08/2020
2	74 BALMORAL St KILSYTH 3137	\$670,000	18/11/2020
3	5 CherylInne Cr KILSYTH 3137	\$655,000	27/01/2021

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:

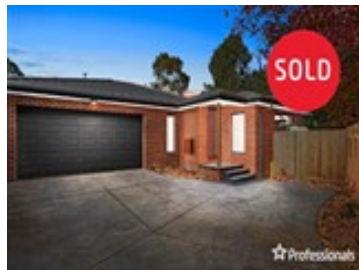
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Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
Year ending December 2020: \$740,000

Comparable Properties



66a Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$677,000
Method: Private Sale
Date: 25/08/2020
Property Type: House
Land Size: 417 sqm approx



74 BALMORAL St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 18/11/2020
Property Type: House



5 Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 27/01/2021
Property Type: House