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

6 Montgomery Court, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$940,000		&		\$1,030,000				
Median sale price									
Median price	\$805,000	Pro	Property Type		House		Suburb	Kilsyth	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Pitt Rd KILSYTH 3137	\$980,000	20/12/2024
2	25 Cass Av CROYDON 3136	\$948,000	10/12/2024
3	85A Hawthory Rd MOOROOLBARK 3138	\$1,030,000	01/12/2024

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:

16/01/2025 14:12









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$940,000 - \$1,030,000 Median House Price Year ending September 2024: \$805,000

Comparable Properties

4 Pitt Rd KILSYTH 3137 (REI) 4 2 3 Price: \$980,000 Method: Private Sale Date: 20/12/2024 Property Type: House Land Size: 600 sqm approx	Agent Comments
25 Cass Av CROYDON 3136 (REI) 4 2 2 2 Price: \$948,000 Method: Expression of Interest Date: 10/12/2024 Property Type: House (Res) Land Size: 836 sqm approx	Agent Comments
 85A Hawthory Rd MOOROOLBARK 3138 (REI) 4 2 2 2 Price: \$1,030,000 Method: Private Sale Date: 01/12/2024 Property Type: House Land Size: 264 sqm approx 	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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