

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

89 Montrose Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$865,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2021

to 31/12/2021

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	362 Cambridge Rd MONTROSE 3765	\$1,210,000	02/02/2022
2	4 Strathbogie Ct KILSYTH 3137	\$1,154,000	09/10/2021
3	20 Eothen La KILSYTH 3137	\$1,150,000	24/11/2021

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:

23/02/2022 14:15



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Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,220,000
Median House Price
December quarter 2021: \$865,000

Comparable Properties



362 Cambridge Rd MONTROSE 3765 (REI)

Agent Comments

 4  2  3

Price: \$1,210,000
Method: Private Sale
Date: 02/02/2022
Property Type: House
Land Size: 943 sqm approx



4 Strathbogie Ct KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,154,000
Method: Sold Before Auction
Date: 09/10/2021
Property Type: House (Res)
Land Size: 868 sqm approx



20 Eothen La KILSYTH 3137 (VG)

Agent Comments

 4  -  -

Price: \$1,150,000
Method: Sale
Date: 24/11/2021
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122