

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

10 MAGNOLIA GROVE 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 range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$916,625

Property type

House

Suburb

Montrose

Period-from

01 Dec 2021

to

30 Nov 2022

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

34 HILLVIEW DRIVE KILSYTH VIC 3137	\$830,000	03-Aug-22
55 CARRONVALE ROAD MOOROOLBARK VIC 3138	\$826,000	21-Aug-22
44 GREENSLOPES DRIVE MOOROOLBARK VIC 3138	\$840,000	01-Oct-22

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: 12 December 2022



34 HILLVIEW DRIVE KILSYTH VIC 3137

3 1 1

Sold Price

\$830,000

Sold Date **03-Aug-22**

Distance **1.71km**



55 CARRONVALE ROAD MOOROOLBARK VIC 3138

3 1 2

Sold Price

\$826,000

Sold Date **21-Aug-22**

Distance **3.33km**



44 GREENSLOPES DRIVE MOOROOLBARK VIC 3138

3 1 2

Sold Price

\$840,000

Sold Date **01-Oct-22**

Distance **3.62km**

RS = Recent sale

UN = Undisclosed Sale

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