



## STATEMENT OF INFORMATION

18/27 CANTERBURY ROAD, MONTROSE  
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

18/27 CANTERBURY ROAD MONTROSE VIC 3765

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Montrose

Period-from

01 Nov 2021

to

31 Oct 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2E GRAHAM AVENUE KILSYTH VIC 3137 | \$630,000 | 24-Oct-22 |
| 8/4 PALM GROVE KILSYTH VIC 3137   | \$610,000 | 21-Oct-22 |
| 1 SKYE CLOSE KILSYTH VIC 3137     | \$650,000 | 09-Jun-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: 08 November 2022



2E GRAHAM AVENUE KILSYTH VIC 3137

Sold Price

<sup>RS</sup> \$630,000 <sup>UN</sup>

Sold Date

24-Oct-22

2

1

1

Distance

1.65km



8/4 PALM GROVE KILSYTH VIC 3137

Sold Price

<sup>RS</sup> \$610,000

Sold Date

21-Oct-22

2

1

1

Distance

1.74km



1 SKYE CLOSE KILSYTH VIC 3137

Sold Price

\$650,000

Sold Date

09-Jun-22

2

1

1

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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