

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 BOXTREE ROAD 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

\$940,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Mar 2023

to

29 Feb 2024

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

2A MAGNOLIA GROVE MONTROSE VIC 3765	\$953,000	19-Jan-24
4 JUBILEE ROAD MONTROSE VIC 3765	\$963,300	07-Nov-23
12 HENRY STREET MONTROSE VIC 3765	\$950,000	11-Oct-23

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: 05 March 2024

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2A MAGNOLIA GROVE MONTROSE VIC 3765 Sold Price **\$953,000** Sold Date **19-Jan-24**

4 2 1

Distance **0.52km**



4 JUBILEE ROAD MONTROSE VIC 3765 Sold Price **\$963,300** Sold Date **07-Nov-23**

4 2 2

Distance **1.82km**



12 HENRY STREET MONTROSE VIC 3765 Sold Price **\$950,000** Sold Date **11-Oct-23**

4 2 2

Distance **0.95km**



6 SENAR STREET KILSYTH VIC 3137 Sold Price ^{RS} **\$983,000** Sold Date **22-Dec-23**

4 2 2

Distance **1.44km**



1 LINLEY COURT KILSYTH VIC 3137 Sold Price **\$950,000** Sold Date **18-Nov-23**

4 2 2

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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