

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

19 Kirkwood Court, Montrose Vic 3765

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$953,000 Property Type House Suburb Montrose

Period - From 01/01/2024 to 31/03/2024 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	16 Walnut Dr KILSYTH 3137	\$820,000	08/06/2024
2	8 Lade Av KILSYTH 3137	\$790,000	01/03/2024
3	10 Woodridge Cl MONTROSE 3765	\$760,000	10/05/2024

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:

20/06/2024 14:12



Property Type: House

Land Size: 897 sqm approx

Agent Comments

Comparable Properties



16 Walnut Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 08/06/2024

Property Type: House

Land Size: 864 sqm approx



8 Lade Av KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 01/03/2024

Property Type: House

Land Size: 969 sqm approx



10 Woodridge Ct MONTROSE 3765 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 10/05/2024

Property Type: House

Land Size: 764 sqm approx