

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

6 Hillside Close, Montrose Vic 3765

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Montrose

Period - From 20/07/2022 to 19/07/2023 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	3/18 Milford St KILSYTH 3137	\$668,000	29/03/2023
2	2/87 Cherylne Cr KILSYTH 3137	\$658,700	27/06/2023
3	2/39 Liverpool Rd KILSYTH 3137	\$550,000	28/05/2023

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:

20/07/2023 13:26



 2
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Property Type: Unit
Land Size: 213 sqm approx
Agent Comments

Indicative Selling Price
 \$570,000 - \$610,000
Median Unit Price
 20/07/2022 - 19/07/2023: \$635,000

Comparable Properties



3/18 Milford St KILSYTH 3137 (REI/VG)

Agent Comments

 2
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Price: \$668,000
Method: Private Sale
Date: 29/03/2023
Property Type: Unit



2/87 Cherylne Cr KILSYTH 3137 (REI)

Agent Comments

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Price: \$658,700
Method: Private Sale
Date: 27/06/2023
Property Type: Unit
Land Size: 270 sqm approx



2/39 Liverpool Rd KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 28/05/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888