## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address	6 Hillside Close, Montrose Vic 3765
Including suburb and	
postcode	

#### Indicative selling price

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

	Range between	\$570,000	&	\$610,000
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#### Median sale price

Median price	\$635,000	Pro	perty 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

1	3/18 Milford St KILSYTH 3137	\$668,000	29/03/2023
2	2/87 Cherylnne 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



Date of sale







**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)

**=**| 2





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



2/87 Cherylnne Cr KILSYTH 3137 (REI)

**–** 2







Price: \$658,700
Method: Private Sale
Date: 27/06/2023
Property Type: Unit

Land Size: 270 sqm approx

**Agent Comments** 



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





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

**Account** - Barry Plant | P: 03 9842 8888





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