

## 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

7 TYRO COURT 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

\$950,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Montrose

Period-from

01 Feb 2023

to

31 Jan 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

7 STRZELECKI COURT KILSYTH VIC 3137	\$1,005,000	19-Dec-23
6 STIRLING COURT KILSYTH VIC 3137	\$1,022,000	04-Sep-23
2A MAGNOLIA GROVE MONTROSE VIC 3765	\$953,000	19-Jan-24

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.~~

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**7 STRZELECKI COURT KILSYTH VIC 3137** Sold Price <sup>RS</sup> **\$1,005,000** Sold Date **19-Dec-23**

4 2 2

Distance **2.08km****6 STIRLING COURT KILSYTH VIC 3137** Sold Price **\$1,022,000** Sold Date **04-Sep-23**

4 2 6

Distance **1.89km****2A MAGNOLIA GROVE MONTROSE VIC 3765** Sold Price <sup>RS</sup> **\$953,000** Sold Date **19-Jan-24**

4 2 1

Distance **1.5km****RS** = Recent sale**UN** = Undisclosed Sale

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