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: 1 Montgomery Court, Kilsyth Vic 3137

## Indicative selling price

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

Range between: $950,000 & $1,045,000

## Median sale price

Median price: $831,500 Property Type: House Suburb: Kilsyth

Period - From: 01/10/2022 to: 31/12/2022 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 | | |
| 2 | | |
| 3 | | |

**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: 12/04/2023 13:00




4 2 3

**Property Type:** House
**Land Size:** 1401 sqm approx

Agent Comments

**Indicative Selling Price**
$950,000 - $1,045,000
**Median House Price**
December quarter 2022: $831,500

# Comparable Properties

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.

**Account** - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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