

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

23 FOULDS COURT MONTROSE VIC 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$795,000	&	\$850,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$895,000	Property type	House	Suburb	Montrose
Period-from	01 Oct 2023	to	30 Sep 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
2 SUNRISE HILL ROAD MONTROSE VIC 3765	\$805,000	19-Sep-24
57 BALMORAL STREET KILSYTH VIC 3137	\$812,000	23-Jul-24
14 LOCKHART COURT KILSYTH VIC 3137	\$850,000	16-Jul-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.

This Statement of Information was prepared on: 28 October 2024

Allan Dowdell

P 03 8761 0688

M 0412 688 560

E allan@bellrealestate.com.au**2 SUNRISE HILL ROAD MONTROSE** Sold Price
VIC 3765

3 1 2

^{RS} **\$805,000** Sold Date 19-Sep-24

Distance 1.4km

**57 BALMORAL STREET KILSYTH** Sold Price
VIC 3137

3 1 -

\$812,000 Sold Date 23-Jul-24

Distance 1.55km

**14 LOCKHART COURT KILSYTH VIC** Sold Price
3137

3 1 4

^{RS} **\$850,000** Sold Date 16-Jul-24

Distance 1.74km

**16 GLADESVILLE DRIVE KILSYTH** Sold Price
VIC 3137

3 1 2

\$820,000 Sold Date 04-Jun-24

Distance 1.32km

RS = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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