

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

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



2 SUNRISE HILL ROAD MONTROSE VIC 3765

Sold Price

RS\$805,000

Sold Date

19-Sep-24

3

1

2

Distance

1.4km



57 BALMORAL STREET KILSYTH VIC 3137

Sold Price

\$812,000

Sold Date

23-Jul-24

3

1

-

Distance

1.55km



14 LOCKHART COURT KILSYTH VIC 3137

Sold Price

RS\$850,000

Sold Date

16-Jul-24

3

1

4

Distance

1.74km



16 GLADESVILLE DRIVE KILSYTH VIC 3137

Sold Price

\$820,000

Sold Date

04-Jun-24

3

1

2

Distance

1.32km

RS = Recent sale UN = Undisclosed Sale

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