

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

3a Magnolia Grove, Montrose Vic 3765

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$732,500 Property Type House Suburb Montrose

Period - From 01/07/2019 to 30/09/2019 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	3/7 Garden St KILSYTH 3137	\$570,000	25/09/2019
2	22a Balmoral St KILSYTH 3137	\$544,000	25/07/2019
3	3/8 Mersey Rd KILSYTH 3137	\$532,000	08/11/2019

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:

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Property Type: Land
Land Size: 204 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median House Price
September quarter 2019: \$732,500

Comparable Properties



3/7 Garden St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 25/09/2019
Property Type: House
Land Size: 271 sqm approx



22a Balmoral St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$544,000
Method: Private Sale
Date: 25/07/2019
Rooms: 3
Property Type: House (Res)
Land Size: 275 sqm approx



3/8 Mersey Rd KILSYTH 3137 (VG)

Agent Comments



Price: \$532,000
Method: Sale
Date: 08/11/2019
Property Type: Strata Unit/Flat