Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$695,000	&	\$760,000
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Median sale price

Median price	\$660,000	Pro	perty Type U	nit		Suburb	Kilsyth
Period - From	26/07/2022	to	25/07/2023	So	urce	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

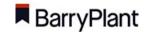
Address of comparable property		Price	Date of sale
1	2a Beatrice St KILSYTH 3137	\$745,000	05/05/2023
2	2/13 Newman Rd CROYDON 3136	\$735,000	19/04/2023
3	2/4-6 Cambridge Rd MOOROOLBARK 3138	\$730,000	13/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/07/2023 13:07











Property Type: Agent Comments

Indicative Selling Price \$695,000 - \$760,000 **Median Unit Price** 26/07/2022 - 25/07/2023: \$660,000

Comparable Properties



2a Beatrice St KILSYTH 3137 (REI)

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Price: \$745,000 Method: Private Sale Date: 05/05/2023

Property Type: Townhouse (Single)

Agent Comments



2/13 Newman Rd CROYDON 3136 (REI/VG)

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Method: Expression of Interest

Date: 19/04/2023

Price: \$735,000

Property Type: Townhouse (Res) Land Size: 272 sqm approx

Agent Comments



2/4-6 Cambridge Rd MOOROOLBARK 3138

(REI)





Agent Comments

Price: \$730,000 Method: Private Sale Date: 13/07/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300



