

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 19 Eden Way, Kilsyth Vic 3137

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$795,000 Property type House Suburb Kilsyth

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
67a Geoffrey Drive, Kilsyth Vic 3137	\$820,000	11/05/2023
12 Edenhope Street, Kilsyth Vic 3137	\$840,000	04/02/2023
17 Eden Way, Kilsyth Vic 3137	\$830,000	12/05/2023

This Statement of Information was prepared on: 31/05/2023