

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 501 Mount Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Single price \$770,000

Median sale price

Median price \$805,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2023

to 30/09/2024

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 | 41 Hawthory Rd KILSYTH 3137 | \$765,000 | 18/11/2024 |
| 2 | 50 Landstrom Qdrint KILSYTH 3137 | \$800,000 | 22/10/2024 |
| 3 | 48 Terrigal Cr KILSYTH 3137 | \$795,000 | 23/07/2024 |

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:

14/01/2025 09:55