

# 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

7a Glen Dhu Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$685,000

### Median sale price

Median price \$584,000

Property Type Unit

Suburb Kilsyth

Period - From 01/10/2019

to 31/12/2019

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	651 Mt Dandenong Rd KILSYTH 3137	\$685,000	05/12/2019
2	30a Tamworth Rd KILSYTH 3137	\$650,000	19/10/2019
3	4a View St CROYDON 3136	\$650,000	25/09/2019

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:

17/03/2020 15:21



**Property Type:**

Agent Comments

## Comparable Properties



**651 Mt Dandenong Rd KILSYTH 3137 (REI/VG)** Agent Comments



**Price:** \$685,000

**Method:** Private Sale

**Date:** 05/12/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 434 sqm approx

**30a Tamworth Rd KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 393 sqm approx



**4a View St CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 25/09/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 324 sqm approx