

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

2/3 Glen Dhu Road, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$619,950

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Kilsyth

Period - From

01/01/2021

to

31/03/2021

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	7 Prestige CI MOOROOLBARK 3138	\$630,000	23/06/2021
2	2/41 Eothen La KILSYTH 3137	\$610,000	01/04/2021
3	3/42 Byron Rd KILSYTH 3137	\$635,000	02/03/2021

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:

13/07/2021 14:45



Property Type:
Agent Comments

Indicative Selling Price
\$619,950
Median Unit Price
March quarter 2021: \$640,000

Comparable Properties



7 Prestige CI MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 23/06/2021
Property Type: Unit
Land Size: 136 sqm approx



2/41 Eothen La KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 01/04/2021
Property Type: Unit

3/42 Byron Rd KILSYTH 3137 (VG)

Agent Comments



Price: \$635,000
Method: Sale
Date: 02/03/2021
Property Type: Flat/Unit/Apartment (Res)