

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

5B Glen Dhu Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Kilsyth

Period - From 01/01/2021

to 31/12/2021

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	2/8 Anita St KILSYTH 3137	\$615,000	17/11/2021
2	1 Wendels Cl KILSYTH 3137	\$612,500	01/08/2021
3	14 Recess Conc MOOROOLBARK 3138	\$600,000	01/09/2021

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:

25/01/2022 11:04



2
 1
 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending December 2021: \$680,000

Comparable Properties

2/8 Anita St KILSYTH 3137 (VG)

Agent Comments

2
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Price: \$615,000

Method: Sale

Date: 17/11/2021

Property Type: Flat/Unit/Apartment (Res)



1 Wendels CI KILSYTH 3137 (REI/VG)

Agent Comments

2
 1
 1

Price: \$612,500

Method: Private Sale

Date: 01/08/2021

Property Type: Townhouse (Single)

Land Size: 207 sqm approx



14 Recess Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments

2
 2
 2

Price: \$600,000

Method: Private Sale

Date: 01/09/2021

Property Type: Townhouse (Single)

Account - The Agency Port Phillip | P: 03 8578 0388