

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode 2a, 2b and 2c Tennyson Avenue, Kilsyth Vic 3137

Indicative selling price

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

Unit type or class	Lower price		Higher price
2a - 3 bed 2 bath 1 study 1 garage townhouse	\$790,000	&	\$820,000
2b - 3 bed 2 bath 2 garage townhouse	\$760,000	&	\$790,000
2c - 3 bed 2 bath 1 carport townhouse	\$740,000	&	\$770,000

Suburb unit median sale price

Median price	\$642,000	Suburb	Kilsyth
Period - From	01/04/2021	To	30/06/2021
Source	REIV		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
2a - 3 bed 2 bath 1 study 1 garage townhouse	149a Liverpool Road, Kilsyth Vic 3137	\$805,000	01/07/2021
	5 Palm Grove, Kilsyth Vic 3137	\$867,000	23/06/2021
	3/8 Caromar Street, Croydon Vic 3136	\$780,000	10/07/2021

Unit type or class	Address of comparable unit	Price	Date of sale
2b - 3 bed 2 bath 2 garage townhouse	149a Liverpool Road, Kilsyth Vic 3137	\$805,000	01/07/2021
	3/185 Lincoln Road, Mooroolbark Vic 3138	\$800,000	14/05/2021
	3/505 Mount Dandenong Road, Kilsyth Vic 3137	\$750,000	14/05/2021

Unit type or class	Address of comparable unit	Price	Date of sale
2c - 3 bed 2 bath 1 carport townhouse	3 Yolanda Court, Kilsyth Vic 3137	\$745,000	26/05/2021
	19a Shelley Avenue, Kilsyth Vic 3137	\$795,000	14/04/2021
	3/505 Mount Dandenong Road, Kilsyth Vic 3137	\$750,000	14/05/2021

This Statement of Information was prepared on: 03-08-2021