

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

Unit 3,4& 6/634 Mount Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$840,000 & \$895,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Kilsyth

Period - From 01/07/2023 to 30/06/2024 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	2/6 Glen Dhu Rd KILSYTH 3137	\$850,000	19/08/2024
2	1/42 Byron Rd KILSYTH 3137	\$850,000	17/05/2024
3	3/6 Glen Dhu Rd KILSYTH 3137	\$880,000	15/05/2024

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: 02/10/2024 12:18



Property Type:
Agent Comments

Indicative Selling Price
\$840,000 - \$895,000
Median Unit Price
Year ending June 2024: \$700,000

Comparable Properties



2/6 Glen Dhu Rd KILSYTH 3137 (REI) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 19/08/2024
Property Type: Unit



1/42 Byron Rd KILSYTH 3137 (REI/VG) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 17/05/2024
Property Type: Townhouse (Single)
Land Size: 400 sqm approx



3/6 Glen Dhu Rd KILSYTH 3137 (REI/VG) Agent Comments



Price: \$880,000
Method: Private Sale
Date: 15/05/2024
Property Type: Townhouse (Single)