

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

4 Harold Close, Kilsyth Vic 3137

Indicative selling price

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

Range between \$595,000 & \$640,000

Median sale price

Median price \$664,000 Property Type Unit Suburb Kilsyth

Period - From 01/04/2022 to 31/03/2023 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	3 Brennan CI MOOROOLBARK 3138	\$660,000	17/12/2022
2	4 Monty CI KILSYTH 3137	\$628,000	16/03/2023
3	10 Scarlett CI KILSYTH 3137	\$619,000	20/04/2023

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:

14/06/2023 17:44

4 Harold Close, Kilsyth Vic 3137

Brent Earney

9725 0000

0409 726 136

brentearney@methven.com.au

Indicative Selling Price

\$595,000 - \$640,000

Median Unit Price

Year ending March 2023: \$664,000



 2  1  1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3 Brennan CI MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  2  1

Price: \$660,000

Method: Private Sale

Date: 17/12/2022

Property Type: House (Res)



4 Monty CI KILSYTH 3137 (REI/VG)

Agent Comments

 2  1  1

Price: \$628,000

Method: Private Sale

Date: 16/03/2023

Property Type: Townhouse (Single)

Land Size: 158 sqm approx



10 Scarlett CI KILSYTH 3137 (REI)

Agent Comments

 2  1  1

Price: \$619,000

Method: Private Sale

Date: 20/04/2023

Property Type: Townhouse (Single)

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354