

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

10A Gladesville Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Kilsyth

Period - From

01/04/2023

to

30/06/2023

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	2b Claire Ct MONTROSE 3765	\$990,000	10/08/2023
2	4 Pleasant St KILSYTH 3137	\$982,000	01/06/2023
3	2B Pleasant St KILSYTH 3137	\$935,000	25/07/2023

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:

19/09/2023 17:54



Property Type: House

Land Size: 441 sqm approx

Agent Comments

7 year old home (approx) on own title

Comparable Properties



2b Claire Ct MONTROSE 3765 (REI)



Agent Comments

Larger land size, but not all usable

Price: \$990,000

Method: Private Sale

Date: 10/08/2023

Property Type: House

Land Size: 994 sqm approx



4 Pleasant St KILSYTH 3137 (REI/VG)



Agent Comments

Similar Property. Own Street frontage

Price: \$982,000

Method: Private Sale

Date: 01/06/2023

Property Type: House

Land Size: 351 sqm approx



2B Pleasant St KILSYTH 3137 (REI/VG)



Agent Comments

Similar, but only 3 bed and single garage

Price: \$935,000

Method: Private Sale

Date: 25/07/2023

Property Type: House