

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

10 Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$790,000

Property Type

House

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	19 Shelley Av KILSYTH 3137	\$800,000	14/02/2022
2	7/13 Palm Gr KILSYTH 3137	\$780,000	29/11/2021
3	14a Lomond Av KILSYTH 3137	\$755,000	30/11/2021

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:

16/03/2022 09:56

10 Geoffrey Drive, Kilsyth Vic 3137

Miles Howell

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Indicative Selling Price

\$750,000 - \$795,000

Median House Price

Year ending December 2021: \$790,000



 3  2  1

Property Type: House (Res)

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



19 Shelley Av KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$800,000

Method: Private Sale

Date: 14/02/2022

Property Type: House



7/13 Palm Gr KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 29/11/2021

Property Type: Townhouse (Single)

Land Size: 190 sqm approx



14a Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$755,000

Method: Auction Sale

Date: 30/11/2021

Property Type: Unit

Land Size: 339 sqm approx

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