

# 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

3 Mountfield Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$861,000 Property Type House Suburb Kilsyth

Period - From 01/01/2022 to 31/03/2022 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	118 Lomond Av KILSYTH 3137	\$762,500	13/12/2021
2	4 Byron Rd KILSYTH 3137	\$750,000	23/03/2022
3	141 Cambridge Rd MOOROOLBARK 3138	\$738,500	22/12/2021

OR

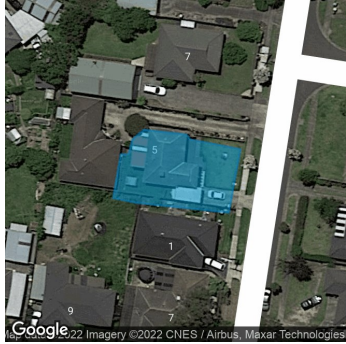
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/05/2022 09:36

Sarah Savio  
9725 98555  
0434 639 996  
ssavio@barryplant.com.au

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
March quarter 2022: \$861,000



 3  1  1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 413 sqm approx  
[Agent Comments](#)

## Comparable Properties



**118 Lomond Av KILSYTH 3137 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$762,500  
**Method:** Private Sale  
**Date:** 13/12/2021  
**Property Type:** House  
**Land Size:** 546 sqm approx



**4 Byron Rd KILSYTH 3137 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 23/03/2022  
**Property Type:** Unit  
**Land Size:** 268 sqm approx



**141 Cambridge Rd MOOROOLBARK 3138 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$738,500  
**Method:** Auction Sale  
**Date:** 22/12/2021  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx

**Account** - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454