

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

1/12 Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 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	5/691 Mt Dandenong Rd KILSYTH 3137	\$760,000	10/10/2023
2	2/11 Ervin Rd KILSYTH 3137	\$750,000	16/09/2023
3			

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: 02/02/2024 11:07

1/12 Geoffrey Drive, Kilsyth Vic 3137



3 1 1

Property Type: Unit
Land Size: 389 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median Unit Price
December quarter 2023: \$745,000

Comparable Properties



5/691 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000
Method: Private Sale
Date: 10/10/2023
Property Type: Unit
Land Size: 276 sqm approx



2/11 Ervin Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 16/09/2023
Property Type: Unit
Land Size: 246 sqm approx

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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