

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 Tools Close, Kilsyth Vic 3137

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Kilsyth

Period - From 01/01/2023

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	4/9 Newman Rd CROYDON 3136	\$675,000	22/12/2023
2	1 Innisfree Wlk KILSYTH 3137	\$656,750	15/02/2024
3	4/12 Cardigan Rd MOOROOLBARK 3138	\$650,000	24/10/2023

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:

07/03/2024 09:51



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
Year ending December 2023: \$680,000

Comparable Properties



4/9 Newman Rd CROYDON 3136 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 22/12/2023
Property Type: Townhouse (Single)



1 Innisfree Wlk KILSYTH 3137 (REI)

Agent Comments



Price: \$656,750
Method: Private Sale
Date: 15/02/2024
Property Type: Unit

4/12 Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 24/10/2023
Property Type: Townhouse (Res)