

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

449 Mt Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Kilsyth

Period - From

01/07/2021

to

30/09/2021

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 Lade Av KILSYTH 3137	\$770,000	15/06/2021
2	22 Durham Rd KILSYTH 3137	\$753,050	06/05/2021
3	176 Cambridge Rd KILSYTH 3137	\$706,000	05/05/2021

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:

28/10/2021 19:11



 3  1  3

Rooms: 5
Property Type: House
Land Size: 827 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2021: \$890,000

Comparable Properties



19 Lade Av KILSYTH 3137 (REI)

Agent Comments

 3  1  4

Price: \$770,000
Method: Private Sale
Date: 15/06/2021
Property Type: House
Land Size: 858 sqm approx



22 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  1

Price: \$753,050
Method: Private Sale
Date: 06/05/2021
Property Type: House
Land Size: 840 sqm approx



176 Cambridge Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  3

Price: \$706,000
Method: Private Sale
Date: 05/05/2021
Property Type: House
Land Size: 867 sqm approx

Account - Philip Webb