

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

1a Piccadilly Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$930,000

&

\$1,000,000

Median sale price

Median price \$825,000

Property Type House

Suburb Kilsyth

Period - From 01/01/2024

to 31/03/2024

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	12 Farnley St CROYDON 3136	\$1,066,000	05/01/2024
2	9/221 Cambridge Rd MOOROOLBARK 3138	\$965,000	01/05/2024
3	216A Cambridge Rd KILSYTH 3137	\$960,000	21/03/2024

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:

24/05/2024 10:40



Property Type:
Agent Comments

Indicative Selling Price
\$930,000 - \$1,000,000
Median House Price
March quarter 2024: \$825,000

Comparable Properties



12 Farnley St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,066,000
Method: Private Sale
Date: 05/01/2024
Property Type: House
Land Size: 424 sqm approx



9/221 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$965,000
Method: Private Sale
Date: 01/05/2024
Property Type: Unit
Land Size: 417 sqm approx



216A Cambridge Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 21/03/2024
Property Type: Townhouse (Single)
Land Size: 358 sqm approx

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