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

5 Palm Grove, Kilsyth Vic 3137

Indicative selling price

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

Range between | $840,000 | & | $880,000

Median sale price

| Median price | $691,250 | Property Type | House | Suburb | Kilsyth |

| Period - From | 01/01/2021 | to | 31/03/2021 | 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 4 Tower St KILSYTH 3137	$880,000	26/04/2021
2 1 Pascoe Av CROYDON 3136	$855,000	19/04/2021
3 1/3 Astor Ct KILSYTH 3137	$825,000	27/02/2021

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: 17/05/2021 17:28

Professionals
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Indicative Selling Price
$840,000 - $880,000
Median House Price
March quarter 2021: $691,250

🛏 3   🛁 -   🚗

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

4 Tower St KILSYTH 3137 (REI)

🛏 3   🛁 2   🚗 2

Price: $880,000
Method: Private Sale
Date: 26/04/2021
Property Type: House
Land Size: 468 sqm approx

Agent Comments

1 Pascoe Av CROYDON 3136 (REI)

🛏 3   🛁 2   🚗 1

Price: $855,000
Method: Private Sale
Date: 19/04/2021
Property Type: House
Land Size: 452 sqm approx

Agent Comments

1/3 Astor Ct KILSYTH 3137 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $825,000
Method: Private Sale
Date: 27/02/2021
Property Type: House
Land Size: 386 sqm approx

Agent Comments