

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

1/8a Alamein Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$370,000 Property Type Vacant land Suburb Kilsyth

Period - From 25/02/2024 to 24/02/2025 Source Property Data

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	2d Marion Av CROYDON 3136	\$430,000	10/12/2024
2	2/63 Timms Av KILSYTH 3137	\$400,000	25/10/2024
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:

25/02/2025 15:33



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Land Price
25/02/2024 - 24/02/2025: \$370,000

Comparable Properties



2d Marion Av CROYDON 3136 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 10/12/2024
Property Type: Land
Land Size: 384 sqm approx

2/63 Timms Av KILSYTH 3137 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 25/10/2024
Property Type: Land
Land Size: 340 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 - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454