## 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	cons	sumer.vic.go	v.au	/underquot	ting				
Range betweer	n \$400,000		&		\$440,000					
Median sale price										
Median price	\$370,000	Pro	Property Type		Vacant land		Suburb	Kilsyth		
Period - From	25/02/2024	to	24/02/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



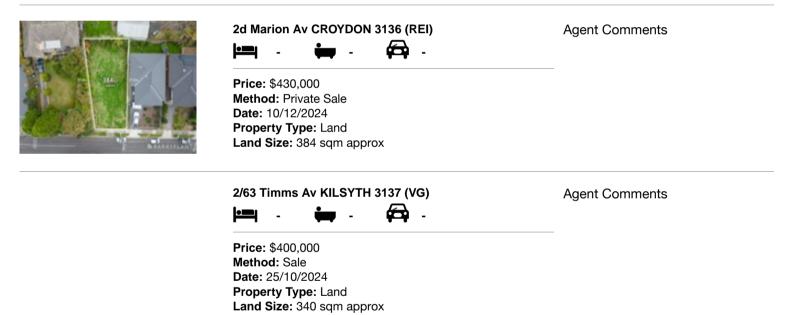






**Property Type:** Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Land Price 25/02/2024 - 24/02/2025: \$370,000

# **Comparable Properties**



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



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