

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

11 Sunset Drive, Kilsyth South Vic 3137

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Kilsyth South

Period - From 01/07/2021

to

30/06/2022

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	27 Chandra Av KILSYTH SOUTH 3137	\$1,495,000	20/04/2022
2	66 Gordon Av MONTROSE 3765	\$1,350,000	15/07/2022
3	30 Handasyde Av KILSYTH SOUTH 3137	\$1,290,000	27/04/2022

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:

19/09/2022 13:18

11 Sunset Drive, Kilsyth South Vic 3137

Christopher Clerke

03 9725 0000

0459 101 811

chrisclerke@methven.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2022: \$1,200,000



 4  2  2

Rooms: 8

Property Type: House (Res)

Land Size: 1300 sqm approx

Agent Comments

Comparable Properties



27 Chandra Av KILSYTH SOUTH 3137 (REI/VG) Agent Comments

 5  2  2

Price: \$1,495,000

Method: Private Sale

Date: 20/04/2022

Property Type: House

Land Size: 900 sqm approx



66 Gordon Av MONTROSE 3765 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Private Sale

Date: 15/07/2022

Property Type: House

Land Size: 1250 sqm approx



30 Handasyde Av KILSYTH SOUTH 3137 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,290,000

Method: Private Sale

Date: 27/04/2022

Property Type: House

Land Size: 900 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354