

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

5A Urana Street, 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

\$805,000

Property Type

House

Suburb

Kilsyth

Period - From

01/10/2023

to

30/09/2024

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	3/28 Jarvis Av CROYDON 3136	\$881,000	23/08/2024
2	2/6 Glen Dhu Rd KILSYTH 3137	\$850,000	19/08/2024
3	641 Mt Dandenong Rd KILSYTH 3137	\$850,000	28/05/2024

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.~~

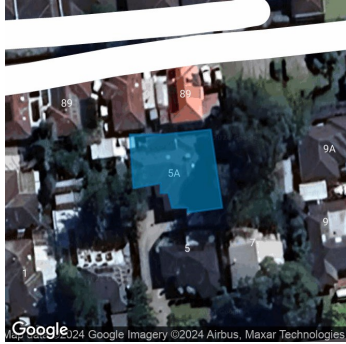
This Statement of Information was prepared on:

04/11/2024 14:01

5A Urana Street, Kilsyth Vic 3137



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



3 2 2

Property Type: House

Land Size: 295 sqm approx

Agent Comments

9 Year old (approx) Rear home of two on block

Indicative Selling Price

\$840,000 - \$880,000

Median House Price

Year ending September 2024: \$805,000

Comparable Properties



3/28 Jarvis Av CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$881,000

Method: Private Sale

Date: 23/08/2024

Property Type: House (Res)

Land Size: 342 sqm approx



2/6 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 19/08/2024

Property Type: Unit



641 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000

Method: Sold Before Auction

Date: 28/05/2024

Property Type: House (Res)

Land Size: 402 sqm approx

Account - Barry Plant | P: 03 9735 3300



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