Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/10 Tennyson Avenue, Kilsyth Vic 3137
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000	&	\$660,000
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Median sale price

Median price	\$640,000	Pro	perty Type	Unit		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

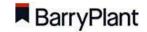
Address of comparable property		Price	Date of sale
1	9 Scarlett CI KILSYTH 3137	\$650,000	21/04/2021
2	2/26 Haig St CROYDON 3136	\$650,000	11/03/2021
3	30b Central Av MOOROOLBARK 3138	\$641,000	23/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/05/2021 14:27







Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** March quarter 2021: \$640,000





Comparable Properties



9 Scarlett CI KILSYTH 3137 (REI)





Price: \$650,000 Method: Private Sale Date: 21/04/2021

Property Type: Townhouse (Single) Land Size: 104 sqm approx

Agent Comments



2/26 Haig St CROYDON 3136 (REI/VG)

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Price: \$650,000 Method: Private Sale Date: 11/03/2021 Property Type: Unit

Land Size: 188 sqm approx

Agent Comments



30b Central Av MOOROOLBARK 3138 (REI)





Price: \$641,000 Method: Private Sale Date: 23/03/2021 Property Type: House Land Size: 377 sqm approx Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



