

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

2/10 Tennyson Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$640,000 Property 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	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 comparable properties 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



Property Type:

Agent Comments

Comparable Properties



9 Scarlett Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 21/04/2021

Property Type: Townhouse (Single)

Land Size: 104 sqm approx



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

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 11/03/2021

Property Type: Unit

Land Size: 188 sqm approx



30b Central Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$641,000

Method: Private Sale

Date: 23/03/2021

Property Type: House

Land Size: 377 sqm approx