

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

23 Snow Gum Drive, Kilsyth South Vic 3137

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$977,500 Property Type House Suburb Kilsyth South

Period - From 27/03/2022 to 26/03/2023 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	1a Lockhart Ct KILSYTH 3137	\$690,000	03/03/2023
2	18 Kevin Ct KILSYTH 3137	\$690,000	26/10/2022
3	15/662-670 Mt Dandenong Rd KILSYTH 3137	\$660,000	21/10/2022

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:

27/03/2023 11:09

23 Snow Gum Drive, Kilsyth South Vic 3137



Christopher Clerke

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Indicative Selling Price

\$660,000 - \$690,000

Median House Price

27/03/2022 - 26/03/2023: \$977,500



3 1 2

Property Type: House

Land Size: 386 sqm approx

Agent Comments

Comparable Properties



1a Lockhart Ct KILSYTH 3137 (REI)

Agent Comments

3 1 1

Price: \$690,000

Method: Private Sale

Date: 03/03/2023

Property Type: House

Land Size: 312 sqm approx



18 Kevin Ct KILSYTH 3137 (REI/VG)

Agent Comments

3 1 2

Price: \$690,000

Method: Private Sale

Date: 26/10/2022

Property Type: House

Land Size: 422 sqm approx



15/662-670 Mt Dandenong Rd KILSYTH 3137 (REI)

Agent Comments

3 1 2

Price: \$660,000

Method: Private Sale

Date: 21/10/2022

Property Type: Townhouse (Single)

Land Size: 150 sqm approx

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



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