Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	
l l	

Indicative selling price

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

Range between \$800,000 & \$850,000	Range between	\$800,000	&	\$850,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$865,000	Pro	perty Type	House		Suburb	Kilsyth
Period - From	01/10/2021	to	31/12/2021		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

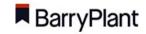
Add	dress of comparable property	Price	Date of sale
1	2A Tennyson Av KILSYTH 3137	\$830,000	01/10/2021
2	2B Tennyson Av KILSYTH 3137	\$827,000	25/08/2021
3	20a Moore Av CROYDON 3136	\$800,000	11/11/2021

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:	27/01/2022 12:24













Property Type: House (New -

Detached)

Land Size: 405 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median House Price

December quarter 2021: \$865,000

Comparable Properties



2A Tennyson Av KILSYTH 3137 (REI/VG)

= 3





Agent Comments

Price: \$830,000 **Method:** Private Sale **Date:** 01/10/2021

Property Type: Townhouse (Res)



2B Tennyson Av KILSYTH 3137 (REI/VG)

_ 3





6

Price: \$827,000 **Method:** Private Sale **Date:** 25/08/2021

Property Type: Townhouse (Res) **Land Size:** 233 sqm approx

Agent Comments



20a Moore Av CROYDON 3136 (REI)

-





Price: \$800,000

Method: Sold Before Auction

Date: 11/11/2021 Property Type: Unit Land Size: 541 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



