

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

1A Tennyson Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$865,000

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/01/2022 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)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 01/10/2021
Property Type: Townhouse (Res)



2B Tennyson Av KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$827,000
Method: Private Sale
Date: 25/08/2021
Property Type: Townhouse (Res)
Land Size: 233 sqm approx



20a Moore Av CROYDON 3136 (REI)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 11/11/2021
Property Type: Unit
Land Size: 541 sqm approx

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