

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

8 Regina Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	6 Woodridge Cl MONTROSE 3765	\$880,000	17/11/2021
2	23 Actoal Dr MONTROSE 3765	\$870,000	18/11/2021
3	22 Mountfield Rd KILSYTH 3137	\$870,000	25/10/2021

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 10:40



Property Type: House (Res)

Land Size: 868 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2021: \$865,000

Comparable Properties



6 Woodridge CI MONTROSE 3765 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 17/11/2021

Property Type: House

Land Size: 563 sqm approx



23 Actoal Dr MONTROSE 3765 (REI/VG)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 857 sqm approx



22 Mountfield Rd KILSYTH 3137 (VG)

Agent Comments



Price: \$870,000

Method: Sale

Date: 25/10/2021

Property Type: House (Res)

Land Size: 864 sqm approx