

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

30a Byron Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$795,000 & \$870,000

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	8 Edenhope St KILSYTH 3137	\$865,000	02/12/2021
2	9 Sellick Dr CROYDON 3136	\$820,000	17/01/2022
3	36 Geoffrey Dr KILSYTH 3137	\$766,000	03/02/2022

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:

21/03/2022 15:37



Property Type: Land
Land Size: 513 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median House Price
December quarter 2021: \$865,000

Comparable Properties



8 Edenhope St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 02/12/2021
Property Type: House
Land Size: 590 sqm approx



9 Sellick Dr CROYDON 3136 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 17/01/2022
Property Type: House
Land Size: 506 sqm approx



36 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$766,000
Method: Private Sale
Date: 03/02/2022
Property Type: House
Land Size: 502 sqm approx

Account - Philip Webb