# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	3/3 Glen Dhu Road, Kilsyth Vic 3137
Including suburb and	•
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$680,000	Pro	perty Type	Unit		Suburb	Kilsyth
Period - From	01/07/2021	to	30/09/2021		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	83A Hawthory Rd MOOROOLBARK 3138	\$750,000	24/08/2021
2	3/505 Mt Dandenong Rd KILSYTH 3137	\$750,000	04/07/2021
3	7a Leonard Rd KILSYTH 3137	\$727,000	04/08/2021

#### 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:	30/10/2021 18:06





Joseph Corsi 03 8870 2888 0418 149 290 icorsi@philipwebb.com.au

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** September quarter 2021: \$680,000



**Agent Comments** 

# Comparable Properties



83A Hawthory Rd MOOROOLBARK 3138 (REI/VG)

**--**3

Price: \$750,000 Method: Private Sale Date: 24/08/2021 Property Type: House

Land Size: 270 sqm approx

3/505 Mt Dandenong Rd KILSYTH 3137 (VG)

Price: \$750.000

Method: Sale Date: 04/07/2021

Property Type: Strata Unit/Flat

**Agent Comments** 



7a Leonard Rd KILSYTH 3137 (REI/VG)

**-**3

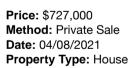
**-**3

**2** 

**6** 

Agent Comments

**Agent Comments** 



Account - Philip Webb





BarryPlant