

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

14/273-275 Colchester Rd, Kilsyth South Vic 3137

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$912,000

Property Type House

Suburb Kilsyth South

Period - From 20/05/2020

to

19/05/2021

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	1/273-275 Colchester Rd KILSYTH SOUTH 3137	\$587,000	29/03/2021
2	2/478 Dorset Rd BORONIA 3155	\$540,000	18/12/2020
3	7 Garden St KILSYTH 3137	\$520,000	05/01/2021

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:

20/05/2021 11:06



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Rooms: 3
Property Type: Unit
Land Size: 182 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
20/05/2020 - 19/05/2021: \$912,000

Comparable Properties



**1/273-275 Colchester Rd KILSYTH SOUTH
3137 (REI)**

Agent Comments

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Price: \$587,000
Method: Private Sale
Date: 29/03/2021
Property Type: Unit



2/478 Dorset Rd BORONIA 3155 (REI/VG)

Agent Comments

 2  1  1

Price: \$540,000
Method: Private Sale
Date: 18/12/2020
Rooms: 4
Property Type: Unit
Land Size: 194 sqm approx

7 Garden St KILSYTH 3137 (VG)

Agent Comments

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Price: \$520,000
Method: Sale
Date: 05/01/2021
Property Type: House (Res)
Land Size: 820 sqm approx