

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

3/23 Byron Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Kilsyth

Period - From 01/01/2024 to 31/03/2024 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	1/42 Byron Rd KILSYTH 3137	\$850,000	17/05/2024
2	1/130 Liverpool Rd KILSYTH 3137	\$800,000	05/06/2024
3	2/56 Hull Rd CROYDON 3136	\$757,000	01/03/2024

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:

05/06/2024 17:36



Ashley Hutson
97353300
0408 335 403

ahutson@barryplant.com.au

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

March quarter 2024: \$700,000



3 2 2

Property Type: Unit

Land Size: 188 sqm approx

Agent Comments

Brand New unit, 3 plus study nook. One of 3 on block.

Comparable Properties



1/42 Byron Rd KILSYTH 3137 (REI)

3 2 2

Agent Comments

Old unit sold in same street.

Price: \$850,000

Method: Private Sale

Date: 17/05/2024

Property Type: Townhouse (Single)

Land Size: 400 sqm approx



1/130 Liverpool Rd KILSYTH 3137 (REI)

3 2 2

Agent Comments

Large land size, single level & on a main road

Price: \$800,000

Method: Private Sale

Date: 05/06/2024

Property Type: House

Land Size: 422 sqm approx



2/56 Hull Rd CROYDON 3136 (REI/VG)

3 2 2

Agent Comments

In a larger complex

Price: \$757,000

Method: Private Sale

Date: 01/03/2024

Property Type: Townhouse (Single)

Land Size: 186 sqm approx

Account - Barry Plant | P: 03 9735 3300



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