

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

3/20 Ashby Way, Kilsyth Vic 3137

Indicative selling price

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

Range between \$395,000

&

\$425,000

Median sale price

Median price \$632,000

Property Type Unit

Suburb Kilsyth

Period - From 01/07/2020

to

30/06/2021

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	15/10-12 Ray St CROYDON 3136	\$430,000	09/04/2021
2	3/5 Garden St KILSYTH 3137	\$395,000	28/05/2021
3			

OR

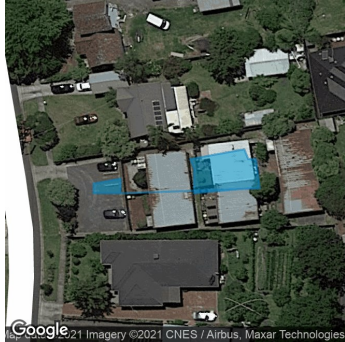
~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/09/2021 14:01

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Indicative Selling Price
\$395,000 - \$425,000
Median Unit Price
Year ending June 2021: \$632,000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



15/10-12 Ray St CROYDON 3136 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 09/04/2021
Property Type: Unit
Land Size: 156 sqm approx



3/5 Garden St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 28/05/2021
Property Type: Unit

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.

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