

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

8 Byron Road Kilsyth VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

4 Hartwell Court Mooroolbark VIC 3138	\$635,000	01-Dec-20
87A Eastfield Road Croydon VIC 3136	\$635,000	29-Mar-21
29 Rodleigh Street Croydon VIC 3136	\$645,000	25-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 17 June 2021



4 Hartwell Court Mooroolbark VIC 3138

 3
  1
  1

Sold Price

\$635,000

Sold Date

01-Dec-20

Distance

2.68km


87A Eastfield Road Croydon VIC 3136

 -
  -
  -

Sold Price

Sold Date

29-Mar-21

Distance

3.02km


29 Rodleigh Street Croydon VIC 3136

 3
  1
  -

Sold Price

\$645,000

Sold Date

25-Jan-21

Distance

3.75km

RS = Recent sale

UN = Undisclosed Sale

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