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

1 Churchill Way, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	Range between \$780,000		&		\$840,000					
Median sale price										
Median price	\$651,995	Property Type		Vacant land			Suburb	Kilsyth		
Period - From	17/03/2022	to	16/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	68 Hawthory Rd KILSYTH 3137	\$835,000	13/01/2023
2	6 Mimosa Av KILSYTH 3137	\$830,000	14/12/2022
3	28 Timms Av CROYDON 3136	\$830,000	01/03/2023

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:

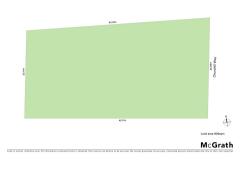
17/03/2023 10:51



1 Churchill Way, Kilsyth Vic 3137



Gary Seaye 9725 0000 0412 173 217 garyseaye@methven.com.au





Property Type: House (Res) Land Size: 906 sqm approx Indicative Selling Price \$780,000 - \$840,000 Median Land Price 17/03/2022 - 16/03/2023: \$651,995

Agent Comments

The Development site includes endorsed plans and permits for three units. Also includes construction plans, drainage plans, endorsed landscaped plans and asset management permit

Comparable Properties

Portesionals	68 Hawthory Rd KILSYTH 3137 (REI) 3 2 2 2 Price: \$835,000 Method: Private Sale Date: 13/01/2023 Property Type: House Land Size: 895 sqm approx	Agent Comments
	6 Mimosa Av KILSYTH 3137 (REI/VG) 3 1 2 Price: \$830,000 Method: Private Sale Date: 14/12/2022 Rooms: 6 Property Type: House (Res) Land Size: 959 sqm approx	Agent Comments
	28 Timms Av CROYDON 3136 (REI) 4 2 2 2 Price: \$830,000 Method: Private Sale Date: 01/03/2023 Property Type: House (Res) Land Size: 1028 sqm approx	Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.