

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 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

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	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

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Indicative Selling Price

\$780,000 - \$840,000

Median Land Price

17/03/2022 - 16/03/2023: \$651,995

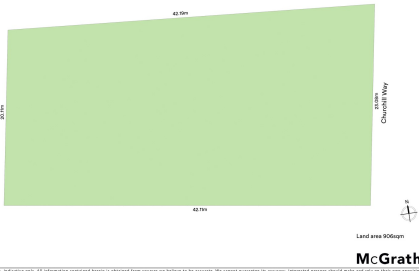


Property Type: House (Res)

Land Size: 906 sqm approx

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



McGrath

Comparable Properties



68 Hawthory Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 13/01/2023

Property Type: House

Land Size: 895 sqm approx



6 Mimosa Av KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 14/12/2022

Rooms: 6

Property Type: House (Res)

Land Size: 959 sqm approx



28 Timms Av CROYDON 3136 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 01/03/2023

Property Type: House (Res)

Land Size: 1028 sqm approx

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