## 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:

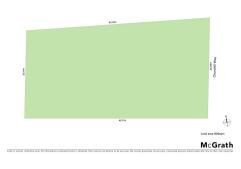
17/03/2023 10:51



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





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