

# 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

1/29-31 Margaret Street, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$795,000

### Median sale price

Median price \$865,000 Property Type House Suburb Kilsyth

Period - From 01/10/2021 to 31/12/2021 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	20 Taylor Rd MOOROOLBARK 3138	\$800,000	15/02/2022
2	2C Tennyson Av KILSYTH 3137	\$790,000	07/10/2021
3	4/185 Lincoln Rd MOOROOLBARK 3138	\$790,000	05/10/2021

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: 16/03/2022 11:31



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$795,000  
**Median House Price**  
December quarter 2021: \$865,000

## Comparable Properties



**20 Taylor Rd MOOROOLBARK 3138 (REI)**

Agent Comments

 3  2  1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 15/02/2022  
**Property Type:** House  
**Land Size:** 331 sqm approx



**2C Tennyson Av KILSYTH 3137 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 07/10/2021  
**Property Type:** Townhouse (Single)



**4/185 Lincoln Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 05/10/2021  
**Property Type:** Townhouse (Single)