

# 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 6 Lucinley Close, 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 \$590,000 & \$630,000

### Median sale price

Median price \$645,000 Property type Unit Suburb Kilsyth

Period - From 01/10/2022 to 31/12/2022 Source REIV

### Comparable property sales

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
3/12 Byron Road, Kilsyth Vic 3137	\$595,000	14/11/2022
3/29 Bridges Avenue, Mooroolbark Vic 3138	\$630,000	24/10/2022
8/4 Palm Grove, Kilsyth Vic 3137	\$610,000	14/10/2022

This Statement of Information was prepared on: 02/02/2023