

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

7/13 Palm Grove, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000 & \$790,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Kilsyth

Period - From 01/07/2021 to 30/09/2021 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	2C Tennyson Av KILSYTH 3137	\$790,000	07/10/2021
2	4 Leonard Rd KILSYTH 3137	\$785,000	11/10/2021
3	5 Autumn Way KILSYTH 3137	\$776,000	02/11/2021

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:

19/11/2021 09:24

7/13 Palm Grove, Kilsyth Vic 3137

Brent Earney

9725 0000

0409 726 136

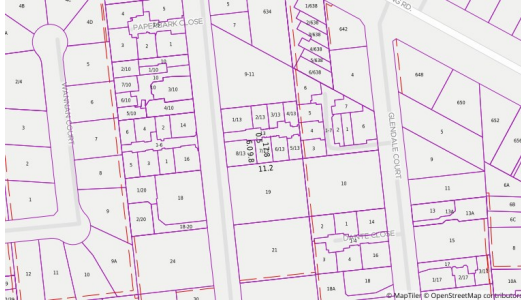
brentearney@methven.com.au

Indicative Selling Price

\$740,000 - \$790,000

Median Unit Price

September quarter 2021: \$680,000



3 2 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2C Tennyson Av KILSYTH 3137 (REI)

Agent Comments

3 2 1

Price: \$790,000

Method: Private Sale

Date: 07/10/2021

Property Type: Townhouse (Single)



4 Leonard Rd KILSYTH 3137 (REI)

Agent Comments

3 2 1

Price: \$785,000

Method: Private Sale

Date: 11/10/2021

Property Type: House



5 Autumn Way KILSYTH 3137 (REI)

Agent Comments

4 2 2

Price: \$776,000

Method: Private Sale

Date: 02/11/2021

Property Type: Townhouse (Single)

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