

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 8/29-31 Margaret Street, 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 \$805,000 Property Type House Suburb Kilsyth

Period - From 01/10/2023 to 30/09/2024 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	1/52 Lomond Av KILSYTH 3137	\$790,000	04/11/2024
2	63 Timms Av KILSYTH 3137	\$763,000	26/10/2024
3	2a Louisa St KILSYTH 3137	\$757,000	13/10/2024

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: 29/11/2024 16:25



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Property Type: House

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median House Price

Year ending September 2024: \$805,000

Comparable Properties



1/52 Lomond Av KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 04/11/2024

Property Type: Townhouse (Res)



63 Timms Av KILSYTH 3137 (REI)

Agent Comments

3 1 2

Price: \$763,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 425 sqm approx



2a Louisa St KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$757,000

Method: Private Sale

Date: 13/10/2024

Property Type: Unit

Land Size: 360 sqm approx

Account - Barry Plant | P: 03 9735 3300