

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

5 Kalina Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$880,000

&

\$940,000

Median sale price

Median price \$836,500

Property Type House

Suburb Kilsyth

Period - From 01/10/2023

to

31/12/2023

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	43 Kipling Av MOOROOLBARK 3138	\$925,000	01/01/2024
2	248 Dorset Rd CROYDON 3136	\$906,000	16/12/2023
3	23 Levendale Av MOOROOLBARK 3138	\$903,123	09/12/2023

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:

01/02/2024 09:29



Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
December quarter 2023: \$836,500

Comparable Properties



43 Kipling Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 01/01/2024
Property Type: House
Land Size: 918 sqm approx



248 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$906,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 1027 sqm approx



23 Levendale Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$903,123
Method: Private Sale
Date: 09/12/2023
Property Type: House
Land Size: 896 sqm approx

Account - Barry Plant | P: 03 9735 3300