Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/2 Churchill Way, Kilsyth Vic 3137
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$660,000 & \$720,000	Range between	\$660,000	&	\$720,000
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Median sale price

Median price	\$810,000	Pro	perty Type	House		Suburb	Kilsyth
Period - From	01/07/2023	to	30/06/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	lress of comparable property	Price	Date of sale
1	14 Liverpool Rd KILSYTH 3137	\$675.000	31/07/2024

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2	1/5 Gordon St CROYDON 3136	\$700,000	22/06/2024
3	29 Urana St KILSYTH 3137	\$695,000	08/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/08/2024 15:15









Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$660,000 - \$720,000 **Median House Price** Year ending June 2024: \$810,000

Comparable Properties



14 Liverpool Rd KILSYTH 3137 (REI)





Price: \$675,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 527 sqm approx **Agent Comments**



1/5 Gordon St CROYDON 3136 (REI)





Price: \$700,000 Method: Private Sale Date: 22/06/2024 Property Type: House Land Size: 413 sqm approx Agent Comments



29 Urana St KILSYTH 3137 (REI/VG)





Price: \$695.000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 352 sqm approx Agent Comments

Account - Woodards | P: 0390563899





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