

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/2 Churchill Way, 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 \$660,000 & \$720,000

### Median sale price

Median price \$810,000 Property 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.

	Address of comparable property	Price	Date of sale
1	14 Liverpool Rd KILSYTH 3137	\$675,000	31/07/2024
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)

Agent Comments



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



1/5 Gordon St CROYDON 3136 (REI)

Agent Comments



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



29 Urana St KILSYTH 3137 (REI/VG)

Agent Comments



**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 352 sqm approx

Account - Woodards | P: 0390563899