

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

121a Cherylne Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$716,500

Property Type

Unit

Suburb

Kilsyth

Period - From

01/10/2024

to

31/12/2024

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	3/60 Durham Rd KILSYTH 3137	\$830,000	31/10/2024
2	75a Cherylne Cr KILSYTH 3137	\$795,000	03/09/2024
3			

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:

29/01/2025 13:06

121a CherylInne Crescent, Kilsyth Vic 3137



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

December quarter 2024: \$716,500

Comparable Properties



3/60 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000

Method: Private Sale

Date: 31/10/2024

Property Type: Unit



75a CherylInne Cr KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$795,000

Method: Private Sale

Date: 03/09/2024

Property Type: Unit

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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