

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

21 Margaret Street, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Kilsyth

Period - From

01/10/2022

to

30/09/2023

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	73 Manchester Rd MOOROOLBARK 3138	\$820,000	27/09/2023
2	22 Longfellow Av MOOROOLBARK 3138	\$770,000	01/11/2023
3	7 Dryden Conc MOOROOLBARK 3138	\$750,000	01/10/2023

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:

15/11/2023 17:26

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 3  1  4

Property Type: House
Land Size: 904 sqm approx
Agent Comments
Home circa 1978. DD08 overlay

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending September 2023: \$820,000

Comparable Properties



73 Manchester Rd MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  1

Price: \$820,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 870 sqm approx

Home in Original condition, smaller land size, same zoning and overlay



22 Longfellow Av MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  2

Price: \$770,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 862 sqm approx

Home in better condition, similar land size, but NRZ1 with SLO23 overlay. No access to backyard



7 Dryden Conc MOOROOLBARK 3138 (REI) **Agent Comments**

 4  2  1

Price: \$750,000
Method: Private Sale
Date: 01/10/2023
Property Type: House

Similar sized home with self contained bungalow. Smaller land NRZ1 with SLO23